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Tigard-Tualatin School District Enrollment Forecast Update, 2008-09 to 2011-12

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**TIGARD-TUALATIN SCHOOL DISTRICT
ENROLLMENT FORECAST UPDATE
2008-09 TO 2012-13**



Portland State
UNIVERSITY

Population Research
Center



DECEMBER, 2007

**TIGARD-TUALATIN SCHOOL DISTRICT
ENROLLMENT FORECAST UPDATE
2008-09 TO 2011-12**

**Prepared By
Population Research Center
Portland State University**

DECEMBER, 2007

**Project Staff:
Charles Rynerson
Vivian Siu**

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EXECUTIVE SUMMARY

The Tigard-Tualatin School District (TTSD) enrolled 12,460 students in Fall 2007, an increase of 153 students (1.2 percent) from Fall 2006. Growth was concentrated in the secondary grades, with increases of 59 students (2.1 percent) in middle school grades 6-8, and 93 students (2.4 percent) in high school grades 9-12. Elementary grades K-5 enrolled only one more student in Fall 2007 compared with Fall 2006.

This report presents the results of a demographic study conducted by the Portland State University Population Research Center (PRC). The study includes analysis of population, housing and enrollment trends affecting the District in recent years, estimates of the impacts of new housing development on TTSD enrollment, and forecasts of district-wide and individual school enrollments for the 2008-09 to 2012-13 school years.

The forecasts indicate that overall TTSD enrollment will continue to increase during the next five years, due largely to net in-migration of families with children. Single family housing development in 2007 has been slower than in recent years, as homebuilders have adjusted to the slower housing market that has affected the Portland metropolitan region. But construction and sales are continuing in several subdivisions in the District, at least two large multi-family developments are planned, and redevelopment and infill is also adding to the District's housing stock.

Table 1 contains TTSD's recent and forecast enrollments for one year and five year intervals. Following the table are highlights of the district-wide and individual school enrollment forecasts.

Table 1
Historic and Forecast Enrollment
Tigard-Tualatin School District

One Year Trend

	Actual		Forecast
	2006-07	2007-08	2008-09
Grades K-5	5,671	5,672	5,746
<i>Change</i>		1 0.0%	74 1.3%
Grades 6-8	2,796	2,855	2,874
<i>Change</i>		59 2.1%	19 0.7%
Grades 9-12	3,840	3,933	3,968
<i>Change</i>		93 2.4%	35 0.9%
Total	12,307	12,460	12,588
<i>Change</i>		153 1.2%	128 1.0%

Five Year Trend

	Actual		Forecast
	2002-03	2007-08	2012-13
Grades K-5	5,380	5,672	5,987
<i>Change</i>		292 5.4%	315 5.6%
Grades 6-8	2,834	2,855	3,065
<i>Change</i>		21 0.7%	210 7.4%
Grades 9-12	3,699	3,933	4,021
<i>Change</i>		234 6.3%	88 2.2%
Total	11,913	12,460	13,073
<i>Change</i>		547 4.6%	613 4.9%

Population Research Center, PSU. December 2007

District-wide Enrollment Forecast

- Total K-12 enrollment growth is expected to average about 120 students (1.0 percent) per year, slightly lower growth than the District has experienced over the most recent four years.
- Over the entire five year forecast period, K-12 enrollment is forecast to increase by 613 students, a five percent growth rate.
- In the five year forecast between Fall 2007 and Fall 2012, elementary schools add 315 students (a 5.6 percent increase), middle schools add 210 students (a 7.4 percent increase) and high schools add 88 students (a 2.2 percent increase).
- Fall 2007 K-12 enrollment was within nine students (0.1 percent) of the Fall 2007 K-12 forecast prepared one year ago. However, elementary enrollment was smaller than forecast and high school enrollment was larger.
- The current K-12 forecast is slightly lower than last year's forecast. This is due to lower than expected elementary enrollment, particularly at the kindergarten level, the current slower housing market, the relatively small number of students generated from recently built new homes, and a plateau in the number of births within the District.

Individual School Forecasts

Forecasts for individual schools depict what future enrollments might be if current boundaries, grade configurations, and number of schools remain unchanged. Specific figures may be found in Table 21 of this report.

- Elementary schools with the largest forecast enrollment increases in the five year period are Alberta Rider (103 students), and Deer Creek (77 students). Each of the schools has a current capacity of 600 students, but Alberta Rider's 2012-13 enrollment forecast is 643, and Deer Creek's is 686.

- Mary Woodward Elementary is forecast to add 70 students in the next five years. At 590 students in 2012-13 it remains within its current capacity of 700.
- Tualatin and Byrom elementary schools are each forecast to have moderate enrollment gains of about 30 students in the next five years.
- Bridgeport, C.F. Tigard, Durham, Metzger, and Templeton Elementary schools are forecast to have stable enrollments or very small enrollment losses.
- Middle school enrollment growth is concentrated at Twality due to recent growth in its feeder elementary schools and ongoing new housing development. Fowler and Hazelbrook are forecast to remain near their current enrollment levels.
- Tigard High remains near its current enrollment of 2,000 students, while Tualatin High is forecast to add about 80 students, reaching 1,944 by 2012-13.

INTRODUCTION

For the second consecutive year, the Tigard-Tualatin School District (TTSD) requested that the Portland State University Population Research Center (PRC) prepare enrollment forecasts for use in the District's planning. Information about TTSD enrollment trends and local area population, housing, and economic trends has been updated, but much of the historic analysis from the previous report has been retained. A unique part of the current report is an analysis and discussion of the potential for continued redevelopment and infill in the Metzger Elementary attendance area. The report culminates in forecasts of district-wide enrollment by grade level and total enrollment for individual schools. Information sources include the U.S. Census Bureau, birth data from the Oregon Center for Health Statistics, city and county population estimates produced by PRC, county population forecasts from the Oregon Office of Economic Analysis, employment trends and forecasts from the Oregon Employment Department, housing development data from the cities and counties, and personal interviews with city, county, and school district officials and local housing developers.

The District serves the cities of Tigard, Tualatin, Durham and King City, and portions of unincorporated Washington County, notably the Metzger and Bull Mountain communities.¹ Most of the District is within Washington County; a portion in Clackamas County (to the east of SW 65th Ave. in the City of Tualatin) contains less than three percent of the District's total population.

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology used to produce them.

¹ The northern edge of the City of Tigard is served by the Beaverton School District, and small portions of the City of Tualatin are served by the West Linn-Wilsonville and Sherwood School Districts.

We would like to acknowledge (in alphabetical order) the help of the following individuals who contributed to the study by answering questions, providing local insight, or providing data:

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POPULATION AND HOUSING TRENDS, 1990 to 2007

During the decade between the 1990 and 2000 Censuses, total population within the current boundaries of the TTSD grew by 39 percent, from 51,653 persons to 71,851. Over 97 percent of TTSD residents live within the Washington County portion of the District (69,976 persons in 2000). Clackamas County accounts for the rest (1,875 persons in 2000). The District's rate of population growth during the 1990s was slightly less than the 43 percent growth experienced by Washington County overall, but greater than the 21 percent growth rate in Clackamas County.

In the first seven years of the current decade, the area served by TTSD has continued to grow, but at a slower rate. The two counties overall have also grown more slowly since 2000; Clackamas County has grown by an average annual rate of 1.3 percent between 2000 and 2007, compared with 1.9 percent in the 1990s, and Washington County's 1.9 percent average annual growth rate since 2000 is less than the 3.6 percent average annual growth it experienced in the 1990s. The 1990, 2000, and 2007 populations of the counties and each of the cities served by TTSD are shown in Table 2 on the next page. With the exception of King City, each of the District's cities has grown more slowly in the current decade than in the 1990s.

Regionally, the growth rate is influenced primarily by the health of the economy. After the end of the 1990s high-tech boom that fueled much of the area's employment and housing growth, the early 2000s recession slowed employment and population growth. Washington County lost jobs in 2002 and in 2003; and by 2004 its job total had barely recovered to its 2000 level.² Since 2004, a different picture has emerged. Washington County added more than 21,000 jobs between the second quarters of 2004 and 2006, or nearly 10 percent. Employment growth has slowed since 2006, but the latest job figures

²"Covered Employment and Wages". Oregon Employment Department, OLMIS.

still report an increase of 5,000 jobs in the second quarter of 2007, compared with one year earlier. Washington County's October 2007 unemployment rate of 4.4 percent remains below the state and national rates.³ The population growth rate has also increased since 2004; Oregon's total population growth rate is "on par with rates seen in the mid-1990s," and Washington County has had the largest numeric population growth of any Oregon county in each of the past three years.⁴

Table 2
City and Region Population, 1990, 2000, and 2007

	1990	2000	2007	Avg. Annual Growth Rate	
				1990-2000	2000-2007
City of Durham	748	1,382	1,395	6.1%	0.1%
City of King City ¹	2,060	1,949	2,700	-0.6%	4.5%
City of Tigard ²	29,435	41,223	46,715	3.4%	1.7%
City of Tualatin ³	14,664	22,791	26,025	4.4%	1.8%
Tigard-Tualatin S.D.	51,653	71,851	N/A	3.3%	
Clackamas County	278,850	338,391	372,270	1.9%	1.3%
Washington County	311,554	445,342	511,075	3.6%	1.9%
Portland-Vancouver-Beaverton MSA ⁴	1,523,741	1,927,881	2,159,720	2.4%	1.6%

1. King City's population growth includes the annexation of 288 residents between 2000 and 2007.

2. Population of the entire city of Tigard. About 82% of the city's population is within the TTSD. Population growth includes the annexation of 1,205 residents between 1990 and 2000 and 1,111 residents between 2000 and 2007.

3. Population of the entire city of Tualatin. About 93% of the city's population is within the TTSD. Population growth includes the annexation of 101 residents between 1990 and 2000 and 53 residents between 2000 and 2007.

4. Portland-Vancouver-Beaverton MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 1990 and 2000 censuses; Portland State University Population Research Center, Preliminary July 1, 2007 estimates.

The District's population and housing growth is related to the region's growth, due to its proximity to most of the region's major employment centers, but growth rates within the TTSD in the 2000s have also been affected by a dwindling supply of vacant residential land. In Tigard, "at the end of June 2006, less than 10 percent of land within the City was

³" Oregon Labor Force & Unemployment by Area". Oregon Employment Department, OLMIS.

⁴" News: Oregon Adds 54,950 New Residents in Past Year as Growth Rate Rises" and related tables, Portland State University, Population Research Center, November 19, 2007. At <http://www.pdx.edu/prc/news/16985/>.

considered buildable.”⁵ Large lots available for development are scarce with only 49 lots greater than two acres. The City of Tualatin has even less land available for single family development, but has potential for multi-family development.

About 1,300 apartment or condominium units have been built within the District between 2000 and 2007, compared with 3,500 units added between 1990 and 2000. Colliers International reports that “The Portland rental market continues to tighten with buildings in high-demand areas experiencing very low vacancy.”⁶ For the Tigard/Lake Oswego/Southwest Portland submarket that means that apartment vacancy rates are at a low three percent.

Population and Migration by Age Group

Population by age group for 1990 and 2000 is shown in Table 3 on the next page. Nearly all age groups experienced significant growth during the decade. Notable exceptions were ages 30 to 34 (nine percent growth) and ages 65 to 69 (one percent decline). Those age groups lost population in Oregon and the U.S. between 1990 and 2000 because the cohort age 30 to 34 in 2000 were born during the late 1960s “baby bust” that followed the “baby boom,” and those 65 to 69 were born during the depression era of the early 1930s, when births also fell from previous levels. The growth rate for school-age population (49 percent) was higher than the growth rate for total population (39 percent), but the skewed growth rates for individual groups under age 18 foreshadowed slower growth in school-age population after 2000. The growth rate for population under age 5 (30 percent) was much lower than growth rates for population ages 10 to 14 (53 percent) and 15 to 17 (67 percent).

⁵“Tigard 2007, A Comprehensive Plan Resource Report”, Chapter 3, City of Tigard, February 2007, At http://www.ci.tigard.or.us/city_hall/departments/cd/long_range_planning/docs/tigard_2007/volume_3.pdf.

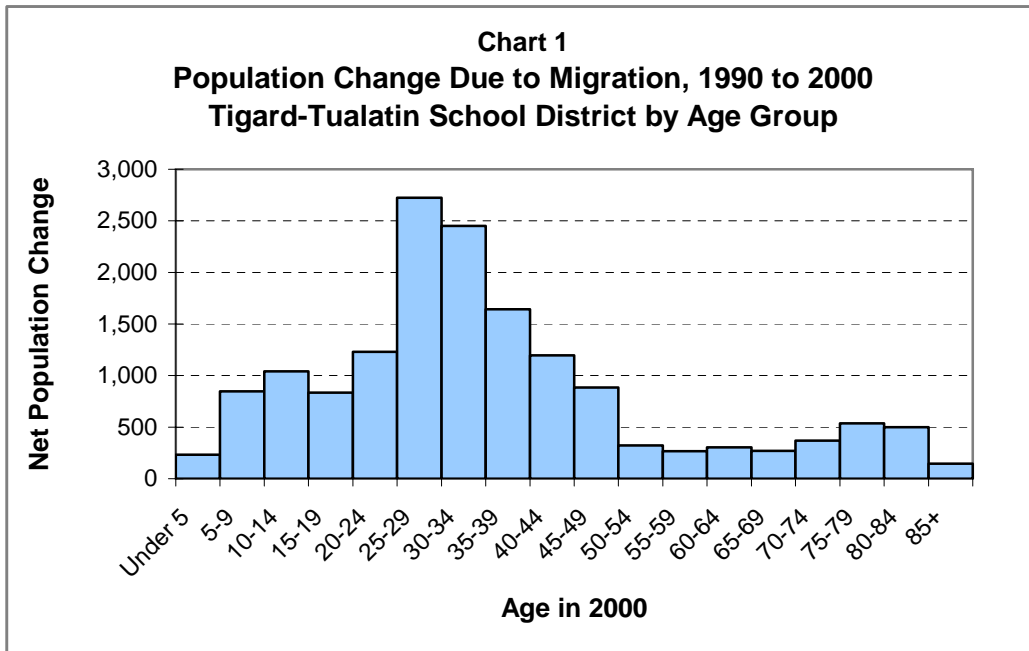
⁶“Portland Multifamily Market Report, Mid-Year 2007”, Colliers International. Colliers cites the Metro Multifamily Housing Association survey vacancy rate in the Tigard/LO/SW submarket of 3.03 percent in 2007, Q1.

Table 3
Population by Age Group
Tigard-Tualatin School District, 1990 and 2000

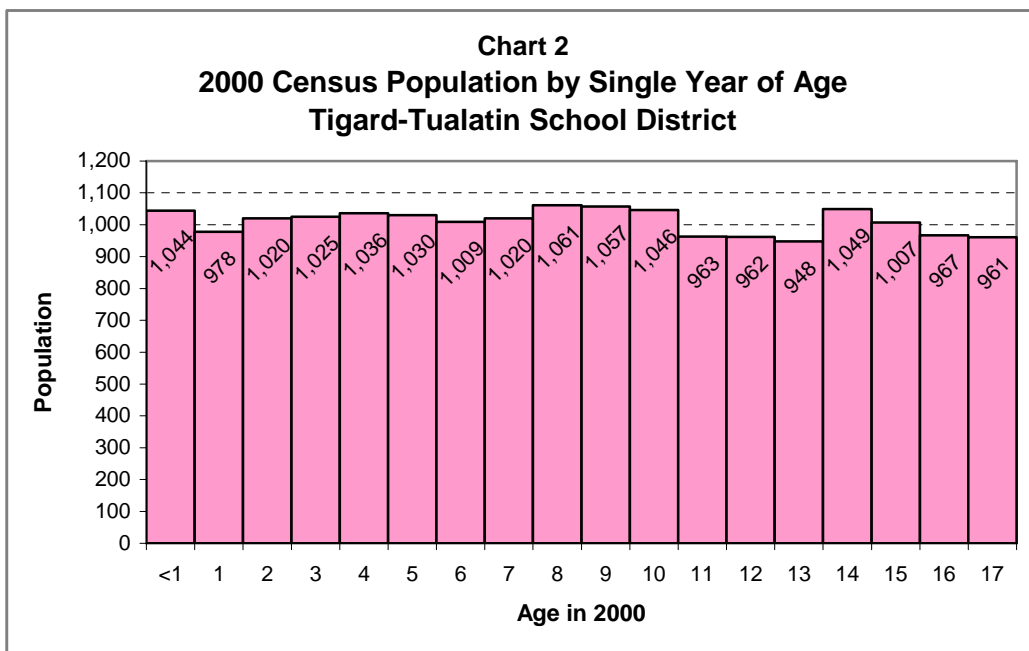
	1990	2000	1990 to 2000 Change	
			Number	Percent
Under Age 5	3,934	5,103	1,169	30%
Age 5 to 9	3,744	5,177	1,433	38%
Age 10 to 14	3,255	4,968	1,713	53%
Age 15 to 17	1,761	2,935	1,174	67%
Age 18 to 19	1,074	1,633	559	52%
Age 20 to 24	3,190	4,464	1,274	40%
Age 25 to 29	4,509	5,533	1,024	23%
Age 30 to 34	5,159	5,604	445	9%
Age 35 to 39	5,018	6,083	1,065	21%
Age 40 to 44	4,404	6,253	1,849	42%
Age 45 to 49	3,045	5,789	2,744	90%
Age 50 to 54	2,046	4,593	2,547	124%
Age 55 to 59	1,655	3,173	1,518	92%
Age 60 to 64	1,710	2,200	490	29%
Age 65 to 69	1,753	1,733	-20	-1%
Age 70 to 74	1,709	1,794	85	5%
Age 75 to 79	1,614	1,857	243	15%
Age 80 to 84	1,131	1,591	460	41%
Age 85 and over	942	1,368	426	45%
Total Population	51,653	71,851	20,198	39%
Total age 5 to 17	8,760	13,080	4,320	49%
share age 5 to 17	17.0%	18.2%		

Source: U.S. Census Bureau, 1990 and 2000 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center.

In the 1990s, about 78 percent of TTSD's population growth was directly attributable to net migration (people moving in minus people moving out). Chart 1 shows the estimated population change that each age group contributed due to migration between 1990 and 2000. All age groups added population due to migration, with the largest gains among young adults ages 25 to 34. Although Table 3 showed that these age groups grew more slowly than overall population within the District, the large migration of young adults allowed TTSD to counter the national decline in population aged 25 to 34.



Closely related to the number of young adults in the District, the number of young children in 2000 was similar to the number of older children, as shown in Chart 2. In Oregon overall, and in many of the school districts that we have worked with, there were more teenagers than younger children in 2000. The age distribution in TTSD was unusually balanced in 2000, and remains so in 2007. The balance can be attributed to the



growing ethnic diversity within the District as well as the diversity in housing types. The age distribution of the white, non-Latino population is still influenced by the post-WWII baby boom, so the large population now in their 40s and 50s are more likely to have high school age children than primary or preschool age children. Conversely, many Latino residents are recent immigrants in their 20s and 30s, so there are currently more young children among the Latino population. The relatively large number of apartments in the District may also contribute to the balanced age distribution, as younger householders are more likely to rent than own their home.

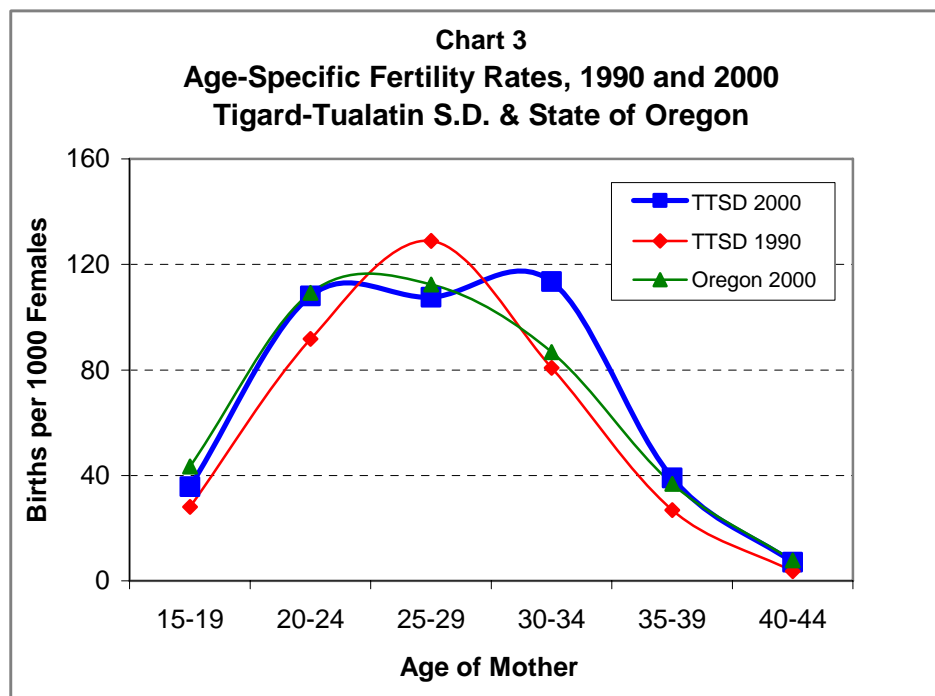
Births and Fertility Rates

The 34 percent increase in the number of births in the District from 793 in 1990 to 1,063 in 2000 nearly kept pace with the 39 percent overall population increase. Since 2000 the number of births has increased slightly, with the 2005 total of 1,114 only five percent higher than in 2000. Table 4 reports the number of births each year from 1990 to 2005 for the District.

Table 4 Annual Births, 1990 to 2005 Tigard-Tualatin School District	
Year	Births
1990	793
1991	829
1992	888
1993	893
1994	945
1995	954
1996	997
1997	951
1998	956
1999	1,024
2000	1,063
2001	1,082
2002	1,116
2003	1,110
2004	1,154
2005	1,114
<i>Source: PSU-PRC estimates using Oregon Center for Health Statistics published zip code data and individual birth records. Minor revisions from last year's estimates result in changes of one percent or less each year.</i>	

Fertility rates for the TTSD in 1990 and 2000 are shown in Chart 3 below. For comparison, the State of Oregon's fertility rates for 2000 are also included. The rates were calculated for each age group by dividing the number of births in the calendar year by the female population counted in the census. For example, in 2000 there were 288 births to mothers age 25 to 29 and a population of 2,678 women age 25 to 29 in the TTSD, so the fertility rate in 2000 for women age 25 to 29 was $288/2678 = 0.108$ births per female, or 108 births per thousand females. Chart 3 shows that TTSD age-specific fertility rates for most age groups in 2000 were higher than in 1990, but very close to the State of Oregon 2000 rates.

Another common measure of fertility is the Total Fertility Rate (TFR). This is an estimate of the number of children that would be born to the average women during her child-bearing years, based on age-specific fertility rates observed at a given time. The TFR for the District increased from 1.80 in 1990 to 2.05 in 2000. Total fertility rates in 2000 were 2.20 for Washington County overall, and 1.98 for the State.



Housing Growth and Characteristics

During the 1990s, the number of housing units within the District's boundaries increased by over 8,000, as shown in Table 5 below. The 37 percent increase in housing units was nearly matched by a 36 percent increase in households (occupied housing units), and the 41 percent rate of growth of households with children under 18 exceeded the overall household growth rate. The share of households in the TTSD that included at least one child under the age of 18 was 35 percent in 2000, identical to the share in the Portland-Vancouver metro area overall. The average number of persons per household increased from 2.41 in 1990 to 2.46 in 2000.

Table 5
Tigard-Tualatin School District
Housing and Household Characteristics, 1990 and 2000

	1990	2000	1990 to 2000 Change	
			Number	Percent
Housing Units	22,467	30,739	8,272	37%
Single Family <i>share of total</i>	12,520 56%	16,784 55%	4,264	34%
Multiple Family <i>share of total</i>	8,791 39%	12,660 41%	3,869	44%
Mobile Home and Other <i>share of total</i>	1,156 5%	1,295 4%	139	12%
Households	21,317	29,007	7,690	36%
Households with children under 18 <i>share of total</i>	7,097 33%	10,026 35%	2,929	41%
Households with no children under 18 <i>share of total</i>	14,220 67%	18,981 65%	4,761	33%
Household Population	51,391	71,401	20,010	39%
Persons per Household	2.41	2.46	0.05	2%

Source: U.S. Census Bureau, 1990 and 2000 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center.

To track housing change since the 2000 Census, we use three sets of data that are consistent with each other but relate to different stages in the development process. In this section we present them chronologically.

First, developers submit land use applications to local jurisdictions in order to subdivide or partition residential land, creating new tax lots for single family development or to gain site development review for multi-family development. After the land use approvals are attained, building permits are issued, and then homes are built and ultimately appear on the tax roles. All of these steps create public records, which we have compiled for the District and its attendance areas.

Updating the inventory of land use changes is an ongoing collaborative process between TTSD and PRC. New information is added each year, and older information from previous reports may be adjusted to account for development name changes, lot or unit counts, or other corrections. On the following pages, Tables 6 and 7 present the lists of recent single family subdivisions and multi-family developments. For multi-family developments, Table 7 includes the approval year and the completion year.

Table 6
Recent Single Family Subdivisions
Tigard-Tualatin School District, 2000 to 2007

Year ²	<u>Attendance Areas¹</u>			Subdivision Name	Jurisdiction ³	Lots
	Elementary	Middle	High			
2000	Metzger	Fowler	Tigard	Cedar Ridge Estates	Wa. County	4
	Tualatin	Hazelbrook	Tualatin	Comanche Meadows	Tualatin	20
	A. Rider	Twality	Tualatin	Davis Place	Tigard	17
	Byrom	Hazelbrook	Tualatin	Ibach Meadows	Tualatin	11
	Tualatin	Hazelbrook	Tualatin	Lake Forest	Tualatin	64
	Woodward	Fowler	Tigard	Pacific Crest (TTSD portion)	Tigard	24
	Woodward	Fowler	Tigard	Raven's Ridge	Tigard	42
	Metzger	Fowler	Tigard	Spruce Hollow	Wa. County	5
	C.F. Tigard	Fowler	Tigard	Whistler's Walk (formerly Autumn Grove)	Tigard	65
2000 Total:						252
2001	Metzger	Fowler	Tigard	Ash Creek Meadows	Tigard	13
	C.F. Tigard	Fowler	Tigard	Blue Heron Park	Tigard	18
	Templeton	Twality	Tigard	Brie Woods	Tigard	5
	Metzger	Fowler	Tigard	Coral Manor	Wa. County	4
	Woodward	Fowler	Tigard	Daffodil Hill	Tigard	18
	Metzger	Fowler	Tigard	Esau Estates	Tigard	6
	C.F. Tigard	Fowler	Tigard	Greenburg Pines	Tigard	13
	C.F. Tigard	Fowler	Tigard	Kalamoiika Estates	Tigard	12
	Tualatin	Hazelbrook	Tualatin	Lake Forest East (formerly Lake Forest #4)	Tualatin	5
	Tualatin	Hazelbrook	Tualatin	Lakeridge Terrace	Tualatin	38
	C.F. Tigard	Fowler	Tigard	Nacira Park	Tigard	10
	A. Rider	Twality	Tualatin	Thornwood	Tigard	61
2001 Total:						203
2002	C.F. Tigard	Fowler	Tigard	Cascadian Place	Tigard	12
	Deer Creek	Twality	Tualatin	Castle Oaks #3 (formerly Hayden Meadows #2)	Wa. County	35
	Tualatin	Hazelbrook	Tualatin	Lake Forest North	Tualatin	32
	Deer Creek	Hazelbrook	Tualatin	Linden Terrace	Tualatin	10
	C.F. Tigard	Fowler	Tigard	Moore's Meadow	Tigard	9
	Bridgeport	Hazelbrook	Tualatin	Venetia	Tualatin	93
2002 Total:						191
2003	Metzger	Fowler	Tigard	Ash Creek Estates	Tigard	29
	A. Rider	Twality	Tualatin	Bella Vista	Tigard	45
	Templeton	Twality	Tigard	Bretton Woods	Tigard	10
	Byrom	Hazelbrook	Tualatin	Canterwood #2	Tualatin	25

table continued on next page

Table 6 (Continued)
Recent Single Family Subdivisions
Tigard-Tualatin School District, 2000 to 2007

Year ²	<u>Attendance Areas¹</u>			Subdivision Name	Jurisdiction ³	Lots
	Elementary	Middle	High			
2003 (cont.)	C.F. Tigard	Fowler	Tigard	Cappoen Estates	Tigard	6
	Byrom	Hazelbrook	Tualatin	Cennina (formerly Hale)	Tualatin	8
	Durham	Twality	Tigard	Durham Oaks	Tigard	27
	Deer Creek	Twality	Tualatin	Edgewater on the Tualatin	King City	348
	Templeton	Twality	Tigard	Greensward Park	Tigard	27
	Durham	Twality	Tigard	Hambach Grove	Tigard	38
	Deer Creek	Hazelbrook	Tualatin	Ironwood at Tualatin	Tualatin	4
	Woodward	Fowler	Tigard	Ironwood Estates	Tigard	6
	C.F. Tigard	Fowler	Tigard	Kalamoiika #2	Tigard	5
	Templeton	Twality	Tigard	Kessler Estates	Tigard	15
	Tualatin	Hazelbrook	Tualatin	Lake Forest 2	Tualatin	49
	Durham	Twality	Tigard	Leiser Park	Tigard	19
	A. Rider	Twality	Tualatin	Summit Ridge	Tigard	130
	Woodward	Fowler	Tigard	Tuscany	Tigard	88
	Byrom	Hazelbrook	Tualatin	Victoria Meadows	Tualatin	14
	Metzger	Fowler	Tigard	Weigela Terrace	Tigard	10
	C.F. Tigard	Fowler	Tigard	Whistler's Walk #2 (formerly Prairie Skies)	Tigard	29
	2003 Total:					932
2004	A. Rider	Twality	Tualatin	Arbor Pointe (formerly Meyers Farm #2)	Tigard	44
	A. Rider	Twality	Tualatin	Arbor Summit	Tigard	31
	A. Rider	Twality	Tualatin	Arbor Summit#2	Tigard	11
	A. Rider	Twality	Tualatin	French Prairie Vineyards	Tigard	30
	Byrom	Hazelbrook	Tualatin	Graham's Crossing	Tualatin	11
	Byrom	Hazelbrook	Tualatin	Graham's Woods	Tualatin	7
	Deer Creek	Hazelbrook	Tualatin	Hazelbrook	Tualatin	4
	Metzger	Fowler	Tigard	Jackson Woods	Tigard	6
	Templeton	Twality	Tigard	Kessler Estates #2	Tigard	11
	Tualatin	Hazelbrook	Tualatin	Lake Forest #3	Tualatin	44
	Tualatin	Hazelbrook	Tualatin	Lakeview Bluff	Tualatin	16
	Byrom	Hazelbrook	Tualatin	Park View Estates (Macklin Property)	Tualatin	20
	Tualatin	Hazelbrook	Tualatin	Quail Crossing	Tualatin	20
	Durham	Twality	Tigard	Rebecca Meadows	Tigard	5
	Deer Creek	Twality	Tualatin	Roseberry	King City	62
	Bridgeport	Hazelbrook	Tualatin	Shasta Trail	Tualatin	8
	Deer Creek	Twality	Tualatin	Valley View	Tigard	25
	2004 Total:					355

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Table 6 (Continued)
Recent Single Family Subdivisions
Tigard-Tualatin School District, 2000 to 2007

Year ²	<u>Attendance Areas¹</u>			Subdivision Name	Jurisdiction ³	Lots
	Elementary	Middle	High			
2005	A. Rider	Twality	Tigard	Alpine View	Tigard	46
	A. Rider	Twality	Tualatin	Arbor Pointe #2 (formerly Volpe)	Tigard	49
	Metzger	Fowler	Tigard	Ash Creek Gates	Tigard	7
	C.F. Tigard	Fowler	Tigard	Beeler Subdivision	Tigard	4
	Deer Creek	Twality	Tualatin	Castle Oaks South	King City	29
	Deer Creek	Twality	Tualatin	Cottage Green	King City	10
	C.F. Tigard	Fowler	Tigard	Dakota Glen	Tigard	24
	Deer Creek	Twality	Tualatin	Edgewater East	King City	30
	Tualatin	Hazelbrook	Tualatin	Halley Court	Tualatin	5
	Deer Creek	Hazelbrook	Tualatin	Hanegan Court	Tualatin	7
	Byrom	Hazelbrook	Tualatin	Hedges Creek #4	Tualatin	4
	Templeton	Twality	Tigard	Lady Apple	Tigard	33
	Tualatin	Hazelbrook	Tualatin	Logan House Estates	Tualatin	8
	Woodward	Fowler	Tigard	Maplecrest	Tigard	13
	Templeton	Twality	Tigard	Mc Donald Woods	Tigard	16
	A. Rider	Twality	Tualatin	Mountain View Estates	Tigard	19
	Durham	Twality	Tigard	Prospect Meadows	Tigard	5
	Woodward	Fowler	Tigard	Sierra Vista (formerly Sierra Park)	Tigard	24
	Byrom	Hazelbrook	Tualatin	Springwater (formerly Ponderosa Place)	Tualatin	23
	C.F. Tigard	Fowler	Tigard	Stonechase	Tigard	20
	Tualatin	Hazelbrook	Tualatin	Streamstone Estates	Tualatin	18
	A. Rider	Twality	Tualatin	Summit Ridge #3	Tigard	11
	A. Rider	Twality	Tualatin	Summit Ridge #4	Tigard	5
	Templeton	Twality	Tigard	Templeton Heights	Tigard	7
	Byrom	Hazelbrook	Tualatin	Timberwolf Meadows	Tualatin	7
	Deer Creek	Twality	Tualatin	Trevor Ridge	Tigard	8
	Byrom	Hazelbrook	Tualatin	Victoria Gardens (formerly Graham's Meadow)	Tualatin	73
	A. Rider	Twality	Tualatin	Wilson Ridge	Tigard	14
	2005 Total:					519
2006	A. Rider	Twality	Tualatin	Arlington Heights III	Tigard	68
	A. Rider	Twality	Tualatin	Autumn View	Tigard	50
	Metzger	Fowler	Tigard	Birch Crest	Wa. County	4
	Metzger	Fowler	Tigard	Borders	Wa. County	4
	Durham	Twality	Tigard	Brittany Meadows	Tigard	38
	Metzger	Fowler	Tigard	Brooke Meadows	Wa. County	4
	Byrom	Hazelbrook	Tualatin	Brookwood Park	Tualatin	25
	A. Rider	Twality	Tualatin	Bull Mountain View Estates	Tigard	10
	Byrom	Hazelbrook	Tualatin	Chilkat Meadows	Tualatin	6

table continued on next page

Table 6 (Continued)
Recent Single Family Subdivisions
Tigard-Tualatin School District, 2000 to 2007

Year ²	<u>Attendance Areas¹</u>			Subdivision Name	Jurisdiction ³	Lots
	Elementary	Middle	High			
2006	Durham	Twality	Tigard	Churchill Woods	Tigard	15
(cont.)	Deer Creek	Twality	Tualatin	Deer Creek Woods	King City	38
	Templeton	Twality	Tigard	Edgewood	Tigard	6
	Metzger	Fowler	Tigard	Elliott Estates	Wa. County	6
	Templeton	Twality	Tigard	Fletcher Woods	Tigard	8
	A. Rider	Twality	Tualatin	French Prairie Vineyards #2	Tigard	13
	Durham	Twality	Tigard	Gage Forest	Tigard	33
	Tualatin	Hazelbrook	Tualatin	Heather Ridge	Tualatin	19
	Metzger	Fowler	Tigard	Hemlock Meadows	Wa. County	4
	A. Rider	Twality	Tualatin	Kramer's Meadow	Tigard	17
	C.F. Tigard	Fowler	Tigard	Krast	Tigard	5
	Metzger	Fowler	Tigard	Madelyn Park	Tigard	19
	C.F. Tigard	Fowler	Tigard	Milesbrook	Tigard	10
	Durham	Twality	Tualatin	Peters Road	Durham	4
	Metzger	Fowler	Tigard	Shellshear Woods	Wa. County	12
	Metzger	Fowler	Tigard	Solera	Tigard	11
	A. Rider	Twality	Tualatin	Wilson Ridge #2	Tigard	17
2006 Total:						446
2007	Byrom	Hazelbrook	Tualatin	Amberstone	Tualatin	13
	Templeton	Twality	Tigard	Annand Hill	Tigard	40
	Deer Creek	Twality	Tualatin	Belford Place	King City	14
	Woodward	Fowler	Tigard	Brentwood Estates	Wa. County	17
	Templeton	Twality	Tigard	Cross Ridge Estates	Tigard	4
	Durham	Twality	Tigard	Fanno Ranch	Tigard	12
	Durham	Twality	Tigard	Fern Hollow	Tigard	7
	Templeton	Twality	Tigard	Foster Estates	Tigard	12
	Metzger	Fowler	Tigard	Greco Estates	Tigard	8
	Woodward	Fowler	Tigard	Highland Hills	Wa. County	11
	Durham	Twality	Tigard	Knauss	Tigard	5
	Templeton	Twality	Tigard	Nash Garden Court	Tigard	4
	Woodward	Fowler	Tigard	Sunrise Lane	Tigard	79
	A. Rider	Twality	Tualatin	Troy Park	Tigard	10
	Woodward	Fowler	Tigard	Walnut Crossing	Tigard	9
2007 Total:						245
Grand Total for 2000-2007:						3143

1. Subdivisions are identified by current (2007-08) attendance area boundaries.

2. "Year" indicates the year in which the jurisdiction gave approval for the land use change. Construction and occupancy may be in later years.

3. The jurisdiction overseeing land use planning at the time of the approval. Some identified as Tigard are in unincorporated Washington County, within Tigard's planning area.

Sources: Compiled by TTSD and PSU-PRC from information provided by Tualatin, Tigard, King City, Durham, and Washington County planning departments.

Table 7
Recent Apartment, Townhome, and Condominium Developments
Tigard-Tualatin School District, 1999 to 2007

Approval	Built	Attendance Areas ¹			Development	Type ²	Jurisdiction ³	Units
		Elementary	Middle	High				
1999	2001	Tualatin	Hazelbrook	Tualatin	Liberty Oaks	Condo	Tualatin	152
	2000	Bridgeport	Hazelbrook	Tualatin	Meridian Park Townhomes	Condo	Tualatin	15
	2001	Tualatin	Hazelbrook	Tualatin	Rebecca Woods	Condo	Tualatin	10
	2000	Tualatin	Hazelbrook	Tualatin	Tualatin Meadows Apts.	Apt. (inc.)	Tualatin	240
	1999 Total:							417
2000	2002	Metzger	Fowler	Tigard	Rasmussen Project	Apt. (mkt.)	Tigard	3
	2002	Templeton	Twality	Tigard	Sageland Park	Condo	Tigard	6
	2000 Total:							9
2001	2002	C.F. Tigard	Fowler	Tigard	On Fonner Pond Townhomes	Condo	Tigard	6
	2003	Woodward	Fowler	Tigard	Quail Hollow South	Condo	Tigard	60
	2003	Alberta Rider	Twality	Tualatin	Sunridge Heights #1	Duplexes	Tigard	4
	2002	Metzger	Fowler	Tigard	Village at Washington Square	Apt. (inc.)	Tigard	26
	2002	Deer Creek	Hazelbrook	Tualatin	Woodridge Apts.	Apt. (inc.)	Tualatin	264
	2001 Total:							360
2002 Total:								0
2003	2005	Durham	Twality	Tigard	Bonita Townhomes	Condo	Tigard	53
	2003	Durham	Twality	Tigard	Fanno Pointe Condominiums	Condo	Tigard	42
	2003 Total:							95

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Table 7 (Continued)
Recent Apartment, Townhome, and Condominium Developments
Tigard-Tualatin School District, 1999 to 2007

Approval	Built	Attendance Areas ¹			Development	Type ²	Jurisdiction ³	Units
		Elementary	Middle	High				
2004	2005	Templeton	Twality	Tigard	Oak Tree II Apartments	Apt. (mkt.)	Tigard	108
	2005	Metzger	Fowler	Tigard	Oleson Woods	Apt. (inc.)	Wa. County	32
	2006	Metzger	Fowler	Tigard	Ashbrook Townhomes	Condo	Tigard	19
	2007	Templeton	Twality	Tigard	Canterbury Heights (formerly Canterbury Woods) Townhomes	Condo	Tigard	139
	2004 Total:							298
2005	2007	Metzger	Fowler	Tigard	Coral Street Townhomes	Condo	Tigard	5
	2007	Metzger	Fowler	Tigard	Touchstone Townhomes at Washington Square (formerly Oak Street Condominiums)	Condo	Tigard	46
	pending	Metzger	Fowler	Tigard	Livingston Lane Townhomes	Condo	Tigard	13
	2005 Total:							64
2006	2007	Metzger	Fowler	Tigard	Coral Commons	Condo	Tigard	14
	U.C.	Metzger	Fowler	Tigard	Longstaff Condominiums	Condo	Tigard	43
	pending	Metzger	Fowler	Tigard	Montage Townhomes	Condo	Tigard	33
	pending	Alberta Rider	Twality	Tualatin	Hidden Creek Condominiums (Lindquist Development)	Condo	King City	110
	2006 Total:							200

table continued on next page

Table 7 (Continued)
Recent Apartment, Townhome, and Condominium Developments
Tigard-Tualatin School District, 1999 to 2007

Approval	Built	Attendance Areas ¹			Development	Type ²	Jurisdiction ³	Units
		Elementary	Middle	High				
2007	pending	Durham	Twality	Tigard	Amber Woods Townhomes	Condo	Tigard	7
	pending	Metzger	Fowler	Tigard	Hall Blvd Subdivision	Condo	Wa. County	7
	pending	Metzger	Fowler	Tigard	White Oak Village	Condo	Tigard	27
	2007 Total:							41
Grand Total for 1999-2007:								1484
Pending		Durham	Twality	Tualatin	Alexan at Bridgeport	Apt. (mkt.)	Durham & Tualatin	500
	Additional Pending Total:							500

1. Developments are identified by current (2007-08) attendance area boundaries.

2. Condominium denotes multi-family, townhouse, or attached single family development with individual ownership of units. Rental apartments are identified as market-rate (mkt.) or income-restricted (inc.). Senior housing developments are not included in this table.

3. The local jurisdiction overseeing land use planning at the time of the approval. Some developments identified as Tigard may be in unincorporated Washington County, within Tigard's planning area.

Sources: Compiled by TTSD from information provided by Tualatin, Tigard, King City, Durham, and Washington County planning departments. Historic data verified and assigned to current attendance areas by Population Research Center, PSU.

Table 8
Housing Units Authorized by Building Permits

Year Permit Issued	TTSD District Total		Durham		King City		Tigard (TTSD part)		Tualatin ¹		Washington County Uninc. (TTSD part)	
	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family
2000	364	25	2	0	0	0	259	8	64	17	39	0
2001	699	0	4	0	0	0	457	0	222	0	16	0
2002	512	293	1	0	0	0	319	29	184	264	8	0
2003	624	42	1	0	51	0	390	42	140	0	42	0
2004	497	0	1	0	14	0	287	0	174	0	21	0
2005	440	140	1	0	68	0	272	108	86	0	13	32
2006	457	56	3	0	113	0	230	56	101	0	10	0
2007 (Jan-Oct) ²	248	20	0	0	54	0	71	20	46	0	77	0

1. The entire city is included, but almost no permits for new homes have been issued since 2000 by the City of Tualatin for areas outside the TTSD.

2. Data for 2007 is for January to October except City of Tigard data reported for January to June.

Source for City of Tigard: GIS shape file (points) provided by City of Tigard Community Development Department. Records within TTSD identified by PSU-PRC.

Source for Washington County Unincorporated Area: Washington County Land Use & Transportation -- Building Services Department database downloadable at <http://washtech.co.washington.or.us/bldgreports/index.cfm?id=2>. Records within TTSD identified by PSU-PRC.

Source for Durham, King City, Tualatin: U.S. Census Bureau, Residential Construction Branch. Data available online at <http://censtats.census.gov/bldg/bldgprmt.shtml>.

The jurisdictions are on track to issue about 350 permits for new single family homes within the TTSD in 2007, about 100 fewer than in each of the last two years and possibly the lowest total since 2000 or before. Annual permit data is reported by jurisdiction in Table 8 on the previous page.

Between 2000 and 2006, single family housing construction within the TTSD continued at a pace similar to the 1990s, with an average of about 470 units completed annually. Metro's Regional Land Information System (RLIS) combines information from County

Table 9
Tigard-Tualatin School District
New Single Family Homes By Attendance Area

	Year Built							2000-06
Elementary Area¹	2000	2001	2002	2003	2004	2005	2006	Total
Alberta Rider	89	86	49	86	24	149	125	608
Bridgeport	29	15	4	38	56	8	0	150
Byrom	35	54	56	23	18	34	65	285
C.F. Tigard	75	40	41	103	51	2	31	343
Deer Creek	43	94	68	69	40	117	144	575
Durham	71	73	5	1	29	63	5	247
Metzger	38	31	32	20	25	5	22	173
Templeton	18	39	24	5	44	20	11	161
Tualatin	5	57	77	67	59	88	26	379
Woodward	121	27	30	142	24	8	4	356
District	524	516	386	554	370	494	433	3277
Middle School Area¹								
Fowler	234	98	103	265	100	15	57	872
Hazelbrook	69	126	137	138	136	134	93	833
Twality	221	292	146	151	134	345	283	1572
District	524	516	386	554	370	494	433	3277
High School Area¹								
Tigard	322	218	141	297	177	98	69	1322
Tualatin	202	298	245	257	193	396	364	1955
District	524	516	386	554	370	494	433	3277

1. Current (2007-08) attendance area.

Source: Metro Regional Land Information System, November 2007; tax lot information compiled by Metro from county tax assessors information includes year built and land use ("SFR"). Compiled by TTSD attendance area by Population Research Center, PSU. Attached SFRs identified as Multiple Family Developments in Table 10 are excluded from this table.

tax assessor records with spatial features, enabling the tax lot information to be organized by various geographic areas. We created shape files of the District's elementary, middle, and high school attendance areas and identified tax lots within each area in order to produce the estimates of recently built single family homes by attendance area in Table 9.

The tax assessors data in Metro's RLIS does not allow for a systematic accounting of recent multiple family construction because not all counties maintain consistent information on the number of units and year built for apartment developments. Fortunately, the TTSD maintains information about multiple family developments approved within the District's boundaries, and this information has been tabulated in previous enrollment forecast reports. We supplemented the District's information with information from various government and commercial sources to determine the year each development was completed and verified the number of units. Developments were assigned to current (2007-08) attendance areas and tabulated in Table 10. The table includes developments that have been completed as well as several developments that are under construction or planned to be completed in 2008. The largest of these is the 110 unit Hidden Creek condominium development by TransWest Housing on Pacific Highway in King City (Alberta Rider elementary area), which has just resolved access issues with ODOT, but has not yet broken ground. An even bigger development of 500 rental apartments, the Alexan at Bridgeport under development by Trammell Crow on Lower Boones Ferry Road (Durham elementary area) is close to gaining final approval and plans to break ground in 2008. The Alexan is not yet included with the multiple family data in Table 10.

Table 10
Tigard-Tualatin School District
New Multiple Family Units By Attendance Area

Elementary Area¹	Year Built									2000-08 Total
	2000	2001	2002	2003	2004	2005	2006	2007	2008²	
Alberta Rider				4					110	114
Bridgeport	15									15
Byrom										0
C.F. Tigard			6							6
Deer Creek			264							264
Durham				42		53			7	102
Metzger			29			32	19	65	123	268
Templeton			6			108		139		253
Tualatin	240	162								402
Woodward				60						60
District	255	162	305	106	0	193	19	204	240	1484

Middle School Area¹										
Fowler			35	60		32	19	65	123	334
Hazelbrook	255	162	264							681
Twality			6	46		161		139	117	469
District	255	162	305	106	0	193	19	204	240	1484

High School Area¹										
Tigard			41	102		193	19	204	130	689
Tualatin	255	162	264	4					110	795
District	255	162	305	106	0	193	19	204	240	1484

1. Current (2007-08) attendance area.

2. Expected completion of developments currently underway.

Source: Multiple family development information compiled by TTSD, supplemented by information from various sources to determine year that each development was completed and occupied. Compiled by TTSD attendance area by Population Research Center, PSU.

TTSD Students Residing in New Housing

If the number of homes in a proposed subdivision is known, how many children can we expect to live in the new homes and attend TTSD schools? Because each development is unique, the number of resident public school students may depend on factors other than the number of homes. These factors include affordability, proximity to schools, the number of bedrooms, and the presence or absence of child-friendly amenities in the development and in the surrounding neighborhood. However, we can measure the current average number of TTSD students per recently constructed housing unit. These figures help to inform the enrollment forecasts for individual schools, and they can be used by District staff on an *ad hoc* basis to estimate potential student generation from planned and proposed developments.

We calculated the Fall 2007 number of students per unit by using a geographic information system (GIS), combining tax lots from Metro's RLIS system (polygons) with TTSD student residences (points) and the school district and school attendance area boundaries. Points for student residences were created by matching the student addresses to the tax lot addresses. The student records used in this study contain no personally identifiable data such as names or birth dates, and the confidential locations of student residences are reported only in summary form, such as in the tables in this section.

In Table 9 earlier in this section we identified 3,277 single family homes built in the seven years from 2000 to 2006. We accounted for all of the TTSD students living in these homes as of Fall 2007. There were an estimated 1,715 students in these single family homes, or 0.52 students per unit (52 students for every 100 homes). The rates are similar to those observed in other suburban Portland area districts.⁷

New single family housing has been built throughout the District since 2000. Every elementary attendance area had at least 150 new homes built between 2000 and 2006. But the average number of students in new single family homes differs between

⁷ *Hillsboro School District, Population and Enrollment Forecasts, 2006-07 to 2015-16*, Population Research Center, Portland State University, April, 2006. The estimate for Fall 2005 HSD students per unit was 0.59 for detached single family homes.

attendance areas. That may be due to the characteristics of the individual homes, or the characteristics of the neighborhood itself. On the low end of the student generation spectrum is the Metzger attendance area, which has the lowest average number of K-5 students per new home. Literally on the other end of the District, Byrom has the highest average. In Table 11, we present estimates of student generation for new single family development by individual school attendance areas.

Table 11
Average Number of TTSD Students per Unit, Fall 2007
Residing in Single Family Homes Built 2000 to 2006

Elementary Area	Number of Grade K-5 Students per unit
Alberta Rider	0.32
Bridgeport	0.23
Byrom	0.46
C.F. Tigard	0.29
Deer Creek	0.24
Durham	0.26
Metzger	0.12
Templeton	0.31
Tualatin	0.26
Woodward	0.26
District total, grades K-5	0.28
Middle School Area	Number of Grade 6-8 Students per unit
Fowler	0.10
Hazelbrook	0.14
Twality	0.11
District total, grades 6-8	0.11
High School Area	Number of Grade 9-12 Students per unit
Tigard	0.13
Tualatin	0.13
District total, grades 9-12	0.13
District total, grades K-12	0.52

Source: TTSD Fall 2007 students by address matched to Metro Regional Land Information System (November 2007) tax lot shape files by Population Research Center, PSU.

Infill and Redevelopment in Metzger

During the last several decades, most of the land within the TTSD evolved from farms to suburban development through the process of subdividing relatively large pieces of land to build new homes. That process continues in parts of the District, while in other parts land is no longer available for large new subdivisions. A recent City of Tigard report notes that “as land prices continue to rise within the City limits and with the opportunities for western expansion limited, the market will increasingly look to infill for needed housing. As the available land within the City decreases, pressure may increase in particular areas.”⁸ Subdivision land is even more scarce in Tualatin, where planners expect the City to issue permits for only about 200 single family homes over the next five years.

As the Portland region has grown, some neighborhoods that were originally developed in the 1950s and earlier have experienced significant redevelopment and infill. These neighborhoods are typically closer to transportation and employment than the newest residential areas and often have a stock of relatively small, older houses that may be valued at substantially less than the large lots that they sit on. Among these is the Metzger area in the northeast corner of the TTSD. It is close to Washington Square, Downtown Portland, Lake Oswego, and Beaverton, and is composed mostly of single family homes, nearly 40 percent of which were built before 1960.

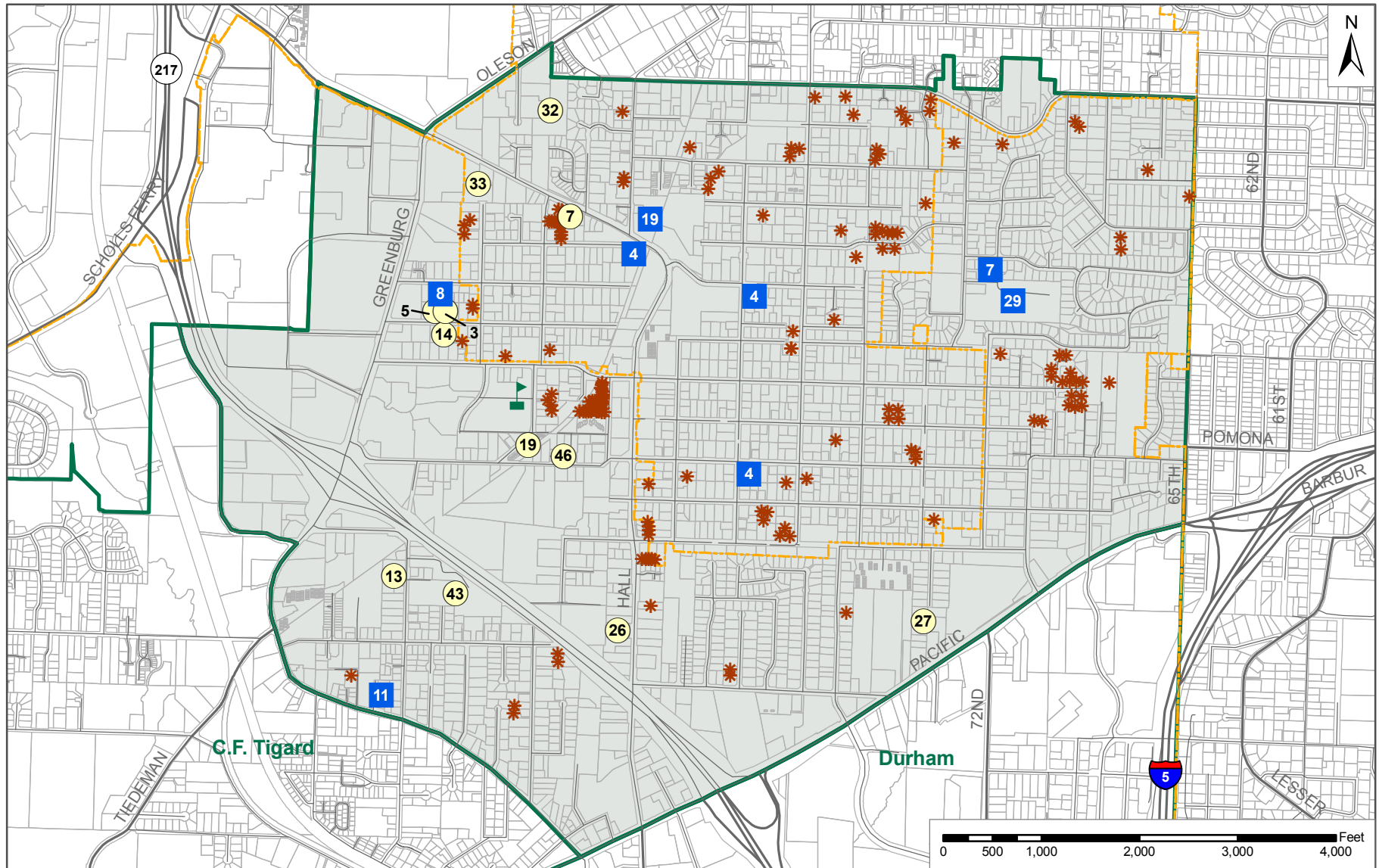
The Metzger Elementary attendance area straddles the Tigard city limits, and includes areas in both the City of Tigard and in unincorporated Washington County. It contains about 4,000 existing housing units, including about 100 multi-family and 200 single family units built since the 2000 Census. Recent development in the Metzger area is illustrated on Map 1 on the following page.

The City of Tigard tracks buildable lands through a yearly inventory process, and provided the data to us in a digital geographic file on which we overlaid TTSD school

⁸“Tigard 2007, A Comprehensive Plan Resource Report”, Chapter 3, City of Tigard, February 2007, At http://www.ci.tigard.or.us/city_hall/departments/cd/long_range_planning/docs/tigard_2007/volume_3.pdf.

Map 1. Metzger Residential Development 2000 to 2007

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Legend

- Metzger Elementary School
- New Single Family Subdivisions (# of lots)
- Multi-Family Developments (# of units)
- New Single Family Homes built 2000-07
- Cities
- Taxlots
- Metzger Elementary School Attendance Area
- TTSD Attendance Areas

Sources:
Metro, RLIS 2007
City of Tigard
Washington County

Prepared by
Population Research Center



attendance area boundaries. The buildable lands inventory includes tax lots that are vacant and developable, as well as portions of tax lots that are built at a density lower than allowable and could be divided. A summary of buildable land within the Metzger attendance area is shown by zoning and plan designation in Table 12 below.

Table 12 Buildable Land by Zone, City of Tigard Metzger Elementary Attendance Area	
Zoning	Total Acres
C-G (General Commercial)	1.34
C-P (Professional Commercial)	5.26
MUC (Mixed Use Commercial))	1.62
MUE-1 (Mixed Use Employment 1)	11.03
MUR-1 (Mixed Use Residential 1)	3.81
MUR-2 (Mixed Use Residential 2)	0.76
R-4.5 (residential, 4.5 units per acre)	19.25
R-7 (residential, 7 units per acre)	1.34
R-12 (residential, 12 units per acre)	12.50
R-25 (residential, 25 units per acre)	0.51
Total	57.42
<i>Source: City of Tigard, Community Development Department, July 1, 2007 data aggregated to Metzger Elementary attendance area (City of Tigard portion)</i>	

Because the buildable land is not contiguous and is not uniform in size, even if everyone wanted to develop their property it is not likely that development would occur at the level implied by multiplying the zoning densities by the total acreage. Nonetheless, we use the calculation to consider the maximum potential impact of future development. Based on the acreage and densities in Table 12, the maximum number of added homes in the residential zones is **259**, and another **210** units of multiple family housing could be added in the mixed use residential zones.

A detailed buildable lands inventory is not available for the unincorporated portion of the Metzger attendance area, so we identified specific tax lots that are vacant or are likely to accommodate infill or redevelopment. We found 1,180 residential lots in the area, of which 68 appeared to be vacant and developable, based on tax lot data that may not reflect new development from the past several months. We discovered that building

permits have been issued for 17 homes on 15 of the lots, leaving 53 lots vacant. Of the 53, one large parcel is the 33 unit Montage Townhomes approved for development, and 12 more were recently created as part of the Shellshear Woods subdivision. Therefore, there are 40 lots for which we know of no current or pending development, comprising 20.2 acres. Most of the area is zoned R-5, though some of the vacant land is zoned for higher densities such as transit-oriented development zones. Using an average of five units per acre, we would expect that **101** new homes could be built on this vacant land.

Among the 1,112 developed single family residential lots in the unincorporated portion of the Metzger area, 247 contain more than 16,000 square feet of land. Since development in the R-5 zone occurs on lot sizes of about 8,000 square feet, we expect that a lot larger than 16,000 square feet could accommodate one or more additional homes. Properties that are most likely to be redeveloped are those with a land value significantly higher than the improvement value. Between 2003 and 2007, demolition permits were issued by Washington County for 16 homes within the Metzger attendance area. Based on 2002

Table 13
Characteristics (in 2002) of Homes Demolished 2003 to 2007
Metzger Elementary Attendance Area Unincorporated Portion

Built	Bldg Area	Land Area	Land Value	Building Value	Ratio of Values
1925	1792	35,442	\$143,600	\$72,940	1.97
1925	1296	34,752	\$129,240	\$60,550	2.13
1930	912	12,739	\$71,800	\$28,790	2.49
1930	328	11,189	\$71,800	\$27,310	2.63
1935	1336	7,686	\$77,930	\$45,300	1.72
1936	800	17,412	\$96,930	\$36,060	2.69
1940	1284	14,969	\$84,600	\$30,290	2.79
1942	460	13,804	\$63,180	\$16,560	3.82
1946	1992	70,649	\$241,100	\$81,370	2.96
1948	1078	8,115	\$64,620	\$54,610	1.18
1950	1132	16,989	\$107,700	\$59,340	1.81
1953	886	17,003	\$96,930	\$54,200	1.79
1955	800	16,913	\$107,700	\$53,690	2.01
1962	2946	52,820	\$150,950	\$114,760	1.32
1962	1392	16,361	\$96,930	\$66,670	1.45
1972	1200	45,378	\$181,440	\$75,840	2.39
Average Ratio =					2.20

Sources: Metro RLIS tax lot data, August 2002; Washington County Building Services demolition permit data.

assessments when the homes were still standing, these properties had land values averaging 2.2 times their improvement values. Table 13 lists selected characteristics of each of the properties.

Among the 247 current residential properties greater than 16,000 square feet in size, 141 have land values assessed at more than twice their building value in 2007. We estimate that a net of **255** homes could be added to these properties, assuming a minimum lot size of about 8,000 square feet. Since we are interested in the *net* change in housing units, it doesn't matter whether existing houses are demolished or not. If a lot with an existing home is partitioned into two lots, the net gain will be one home either way. Therefore, if all 247 properties were developed at their maximum density under the R-5 zoning, a net of 395 homes could be added. Unlike the Tigard buildable lands inventory, our method does not take into consideration constraints such as slopes and wetlands, so we will use the lower figure in our final calculation of potential additional housing.

Table 14 accounts for the potential new units from all sources that we have considered. There are 825 units altogether, to which we apply the average student generation rates observed in the Metzger area. Rather than using the extremely low rates for new housing, we use slightly higher rates measured from all existing housing in the Metzger area, including older homes and multi-family units. The rates are still much lower than district-wide rates, so we also report the number of students that would be generated if district-wide rates applied to the future housing in Metzger.

Although 825 units may contribute about 265 students to TTSD schools, including 124 elementary students, it only represents a 20 percent increase over the attendance area's current stock of about 4,000 units (including developments already approved but not built). By the time these 825 units are built (perhaps eight to 12 years at the current pace of development), demographic changes occurring in the existing 4,000 units may either offset or exacerbate the enrollment gains attributable to new housing.

Table 14
Potential Additional Housing Units
And Estimated TTSD Students
Metzger Elementary Attendance Area

Source	Total Units
City of Tigard residential land	259
City of Tigard mixed use land	210
Wa. County Uninc. vacant residential	101
Wa. County Uninc. redevelopment	255
Total potential additional housing units	825
<i>Additional K-5 students at buildout (@ 0.15 per home)</i>	<i>124</i>
<i>Additional 6-8 students at buildout (@ 0.07 per home)</i>	<i>58</i>
<i>Additional 9-12 students at buildout (@ 0.10 per home)</i>	<i>83</i>
<i>Additional K-12 students at buildout (@ 0.32 per home)</i>	<i>265</i>
<i>Additional K-5 students at buildout (@ 0.28 per home)</i>	<i>231</i>
<i>Additional 6-8 students at buildout (@ 0.11 per home)</i>	<i>91</i>
<i>Additional 9-12 students at buildout (@ 0.13 per home)</i>	<i>107</i>
<i>Additional K-12 students at buildout (@ 0.52 per home)</i>	<i>429</i>

NOTE: At the current pace of development, buildout would occur over the next eight to 12 years, and increase the area's current housing stock by about 20 percent.

Source: Population Research Center, PRC, estimate for TTSD using data from City of Tigard, Metro, and Washington County.

ENROLLMENT TRENDS

The Tigard-Tualatin School District (TTSD) enrolled 12,460 students in Fall 2007, an increase of 153 students (1.2 percent) from Fall 2006. Growth was concentrated in the secondary grades, with increases of 59 students (2.1 percent) in middle school grades 6-8, and 93 students (2.4 percent) in high school grades 9-12. Elementary grades K-5 enrolled only one more student in Fall 2007 compared with Fall 2006.

In the past five years the District has added 547 K-12 students, about the average size of one of its elementary schools. Although it is growing faster than most Oregon school districts, recent growth has been relatively modest by its own historic standards. In the previous five years, between 1997-98 and 2002-03, the TTSD added about 850 K-12 students, and it grew by more than 3,000 students in the 10 years before 1997-98.

Notable enrollment trends from Fall 2007 include:

- Kindergarten enrollment fell by 54 students, in contrast to the previous three years of annual increases.
- The current 2nd and 11th grade enrollments are the largest ever in the TTSD.
- Fall 2007 K-12 enrollment was within nine students (0.1 percent) of the Fall 2007 K-12 forecast prepared one year ago. However, elementary enrollment was smaller than forecast and high school enrollment was larger.
- District-wide growth of more than 100 students occurred for the 20th time in 21 years.

On the next page, Table 15 summarizes the enrollment history for the District by grade level annually from 2002-03 to 2007-08.

Table 15
Tigard-Tualatin School District
Enrollment History, 2002-03 to 2007-08

Historic Enrollment						
Grade	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
K	831	779	807	893	906	860
1	909	906	921	900	990	984
2	937	912	887	944	905	1,017
3	878	926	920	897	964	903
4	906	877	913	940	931	963
5	919	899	914	900	975	945
6	1,008	924	926	913	910	965
7	912	990	945	950	929	937
8	914	915	1,003	969	957	953
9	991	952	971	1,066	992	1,015
10	923	977	951	952	1,033	1,015
11	963	891	942	932	910	1,007
12	822	844	890	874	898	890
US*	0	18	20	3	7	6
Total	11,913	11,810	12,010	12,133	12,307	12,460
One Year Change:		-103 (-0.9%)	200 (1.7%)	123 (1.0%)	174 (1.4%)	153 (1.2%)
Five Year Change:						547 (4.6%)
K-5	5,380	5,299	5,362	5,474	5,671	5,672
One Year Change:		-81 (-1.5%)	63 (1.2%)	112 (2.1%)	197 (3.6%)	1 (0.0%)
Five Year Change:						292 (5.4%)
6-8	2,834	2,829	2,874	2,832	2,796	2,855
One Year Change:		-5 (-0.2%)	45 (1.6%)	-42 (-1.5%)	-36 (-1.3%)	59 (2.1%)
Five Year Change:						21 (0.7%)
9-12	3,699	3,682	3,774	3,827	3,840	3,933
One Year Change:		-17 (-0.5%)	92 (2.5%)	53 (1.4%)	13 (0.3%)	93 (2.4%)
Five Year Change:						234 (6.3%)

*Note: "US" is ungraded secondary; included in grade 9-12 totals
Sources: Oregon Department of Education; TTSD

Private and Home School Enrollment and District "Capture Rate"

The Oregon Department of Education's (ODE's) most recent list of private schools shows seven schools in the Tigard-Tualatin area offering elementary and/or secondary grades, enrolling a total of 1,117 children in grades K-8 and 200 in grades 9-12 in 2006-07. The total enrollment at these same seven schools increased from 1,057 in grades K-8 and 103 in grades 9-12 in 2005-06. The largest of these were Horizon Christian School in Tualatin, with 399 K-8 students and 77 high school students, and St. Anthony's School in Tigard, with 377 K-8 students. Horizon Christian accounted for most of the increase

in private grade 9-12 enrollment between 2005-06 and 2006-07 because it is a new program. In Fall 2006, Horizon Christian (formerly Community Christian) expanded its program to include a high school enrolling students in grades 9, 10, and 11 in a new facility shared with the middle school students. A 12-room classroom building has been completed, and another 13 classrooms are planned for this new campus.

Private schools within the TTSD enroll local students as well as students from beyond the TTSD boundaries; conversely TTSD residents attend private schools located throughout the metro area. So the number of students enrolled in private schools physically located within the District can not be used to measure overall private school share. The best source of data for private school enrollment of TTSD residents is the 2000 Census. Annual updates will be available from the Census Bureau's American Community Survey (ACS), but the sample size is not yet large enough to provide reliable estimates for the District. In 2000, about 1,267 of the K-12 students living in the District were reported as private school students, a 10 percent share of all K-12 students. Specifically, 22 percent of kindergartners, nine percent of 1st-8th grade students (slightly lower than the State's 10 percent share), and eight percent of 9th-12th grade students (same as the State) were enrolled in private schools. For grades 1-12 overall, the nine percent private school share in 2000 was an increase from the seven percent share in the 1990 Census.

Comparing the population counted in the 2000 Census with the TTSD enrollment by grade level confirms that the share of area children not attending TTSD schools is similar or slightly higher than the private school shares. TTSD kindergarten enrollment in 1999-00 and 2000-01 averaged about 78 to 79 percent of the kindergarten-age population counted in the census, and TTSD 1st grade enrollment accounted for about 84 percent of the corresponding census population.

The District charter school MITCH is not included in the enrollment history or forecasts in this report. The school opened in 2003-04, and in October 2007 it enrolled 126 students in grades K-5. About 80 of MITCH's students are TTSD residents, representing just over one percent of the District's elementary school age population.

Another difference between TTSD enrollment and child population can be attributed to home schooling. Home schooled students living in the District are required to register with the Northwest Regional Educational Service District (NWRESA), though the statistics kept by the NRESA are not precise because students who move out of the area are not required to drop their registration. Students who enroll in public schools after being registered as home schooled are dropped from the home school registry. In December 2006 there were 245 TTSD residents registered as home schoolers, accounting for less than two percent of total TTSD K-12 residents. The number of home-schooled students has remained in the range between 200 and 300 each year since 2000.

For purposes of forecasting enrollment, the ratios of kindergarten and first grade public school enrollment to overall population in the corresponding ages are very important. These ratios are called “capture rates.” Once a student is enrolled in the public schools in first grade, it is very likely that they will continue to be enrolled in subsequent grades, unless their family moves out of the District. At the time of the 2000 Census, the kindergarten capture rate was 0.78, and the first grade capture rate was 0.84. That means that about 22 percent of kindergarten-age children and 16 percent of first grade age children were not enrolled in TTSD schools, accounting for students who were enrolled in private schools, net transfers to and from other public school districts, home schooled students, or five year olds not yet attending school, since school is not compulsory until age six.

Inter-District Transfers

In most years, the TTSD has gained enrollment from inter-district transfers, as there have been more students from other public school districts transferring into the District than District residents transferring out. This year’s net gain of 111 students is concentrated at the elementary level, where 84 more students transferred in than out. Table 16 on the next page presents the inter-district transfer flow by school level for each year since 2002-03. If not for these transfer students, elementary enrollment would have fallen.

Table 16
Inter-District Transfers

	K-5	6-8	9-12	Total
October 2002				
Into Tigard-Tualatin	51	13	70	134
Out of Tigard-Tualatin	31	13	53	97
Net	20	0	17	37
October 2003				
Into Tigard-Tualatin	35	12	56	103
Out of Tigard-Tualatin	41	12	35	88
Net	-6	0	21	15
October 2004				
Into Tigard-Tualatin	33	12	49	94
Out of Tigard-Tualatin	22	10	37	69
Net	11	2	12	25
October 2005				
Into Tigard-Tualatin	41	16	36	93
Out of Tigard-Tualatin	36	14	43	93
Net	5	2	-7	0
October 2006				
Into Tigard-Tualatin	47	12	42	101
Out of Tigard-Tualatin	21	7	28	56
Net	26	5	14	45
October 2007				
Into Tigard-Tualatin	100	8	45	153
Out of Tigard-Tualatin	16	8	18	42
Net	84	0	27	111

Source: Tigard-Tualatin School District

Hispanic Enrollment Growth

In 2007-08, the District's Hispanic enrollment grew by 207 students (10 percent), more than offsetting the district-wide decline of 54 non-Hispanic students. Over the past five years, Hispanic enrollment has increased by 898 students (62 percent), while the number of non-Hispanic students has decreased by 351 students (three percent). The younger age distribution and higher fertility rates discussed in the "Population and Housing Trends, 1990 to 2007" section have contributed to growth in the Hispanic enrollment, which is now 19 percent of the District K-12 total and 22 percent of the K-5 (elementary) total. Table 17 reports Hispanic enrollment annually and by school level from 2002-03 to 2007-08.

Table 17
Hispanic Enrollment History, Tigard-Tualatin School District

School	Historic Enrollment						Change 2002-03 to 2007-08	
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	Number	Percent
Hispanic K-5	838	932	1,039	1,118	1,218	1,265	427	51%
<i>Share of District Total</i>	<i>16%</i>	<i>18%</i>	<i>19%</i>	<i>20%</i>	<i>21%</i>	<i>22%</i>		
Hispanic 6-8	316	349	416	359	441	514	198	63%
<i>Share of District Total</i>	<i>11%</i>	<i>12%</i>	<i>14%</i>	<i>13%</i>	<i>16%</i>	<i>18%</i>		
Hispanic 9-12	306	352	400	457	492	579	273	89%
<i>Share of District Total</i>	<i>8%</i>	<i>10%</i>	<i>11%</i>	<i>12%</i>	<i>13%</i>	<i>15%</i>		
Hispanic Total	1,460	1,633	1,855	1,934	2,151	2,358	898	62%
<i>Share of District Total</i>	<i>12%</i>	<i>14%</i>	<i>15%</i>	<i>16%</i>	<i>17%</i>	<i>19%</i>		
Non-Hispanic Total	10,453	10,177	10,155	10,199	10,156	10,102	-351	-3%
District Total	11,913	11,810	12,010	12,133	12,307	12,460	547	5%

Source: Tigard-Tualatin School District

Neighboring Districts

Table 18 displays several facts about TTSD demographic and enrollment trends in comparison to three other nearby Washington County school districts. The overall enrollment growth or decline in each district is influenced by housing construction, and also by the district's unique demographics. Housing development within the TTSD was greater in the early 1990s than in the late 1990s or early 2000s, and that is reflected in the different growth rates by period. Conversely, Sherwood added more housing in the late 1990s and early 2000s. Growth in Beaverton and Hillsboro has outpaced Tigard-Tualatin's growth since the mid-1990s.

Table 18
Selected School Districts, Portland Metro West
Demographic and Enrollment Highlights, 1990 to 2006

	Tigard-Tualatin	Sherwood	Beaverton	Hillsboro
Enrollment growth, 1990-91 to 1995-96	28%	28%	17%	13%
Enrollment growth, 1995-96 to 2000-01	9%	62%	16%	16%
Enrollment growth, 2000-01 to 2006-07	7%	45%	12%	10%
Latino enrollment, 2006-07	17%	6%	19%	29%
Grades 9-12 enrollment, 2006-07	31%	25%	31%	30%
Population growth, 1990 to 2000	39%	125%	38%	49%
Multi-family housing share, 2000	41%	13%	38%	25%
Population age 5 to 17, 1990	17%	19%	18%	22%
Population age 5 to 17, 2000	18%	20%	18%	20%
Population under age 5, 1990	7.6%	6.1%	7.7%	8.5%
Population under age 5, 2000	7.1%	9.7%	7.6%	8.7%
Population rural, 2000	0.6%	20.2%	0.4%	13.2%

Data assembled by Population Research Center, PSU, from several sources: U.S. Census Bureau; Beaverton and Hillsboro S.D. reports; Tigard-Tualatin S.D.; OR Dept. of Education; U.S. Dept. of Education.

Enrollment Trends at Individual Schools: Elementary Schools

Comparing the current year (2007-08) with five years ago, enrollment is now significantly lower at Woodward (loss of 180 students), which had a boundary adjustment that sent some of their students to Alberta Rider when it opened in 2005, and at Durham (loss of 90 students). Six of the District's elementary schools now enroll close to the same number of students as they did in 2002-03, including C.F. Tigard and Deer Creek, even though those two schools lost students to the 2005 boundary changes. Tualatin is the only school that is significantly larger (98 students) than in 2002-03. Alberta Rider, which serves growing areas of southwestern Tigard and shares the Bull Mountain area with Deer Creek and Woodward, opened in 2005-06 with 424 students and added another 110 students in 2006-07 but only five more in 2007-08.

Enrollment Trends at Individual Schools: Middle Schools

Enrollment has been relatively stable at Hazelbrook and Fowler since 2004, when a portion of the former Twality boundary was assigned to Hazelbrook. In 2006 a boundary adjustment from Fowler to Twality began to be phased in to allow the entire Alberta Rider area to be assigned to Twality. Twality's enrollment has fluctuated since, falling from 927 in 2004-05 to 879 in 2006-07 and growing to 951 students in 2007-08.

Enrollment Trends at Individual Schools: High Schools

Both high schools had grown slowly or remained stable for several years until last year (2006-07). This year Tualatin High added 91 students for a total of 1,863, while Tigard High remained close to 2,000 students.

Total enrollment at each of the District's schools and five year historic enrollment trends by school are shown in Table 19 on the next page.

Table 19
Enrollment History for Individual Schools, 2002-03 to 2007-08

School	Historic Enrollment						Change 2002-03 to 2007-08	
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	Number	Percent
Alberta Rider				424	535	540	540	
Bridgeport	546	528	493	500	521	534	-12	-2.2%
Byrom	682	688	657	661	634	659	-23	-3.4%
C.F. Tigard	595	590	636	605	614	598	3	0.5%
Deer Creek	624	646	651	563	606	609	-15	-2.4%
Durham	602	557	563	532	525	512	-90	-15.0%
Metzger	596	575	583	578	609	589	-7	-1.2%
Templeton	573	526	517	537	557	551	-22	-3.8%
Tualatin	462	458	526	537	539	560	98	21.2%
Woodward	700	731	736	537	531	520	-180	-25.7%
Elementary Totals	5,380	5,299	5,362	5,474	5,671	5,672	292	5.4%
Fowler M.S.	911	875	929	935	910	898	-13	-1.4%
Hazelbrook M.S.	875	902	1,018	1,010	1,002	1,002	127	14.5%
Twality M.S.	1,048	1,052	927	887	879	951	-97	-9.3%
Middle School Totals	2,834	2,829	2,874	2,832	2,791	2,851	17	0.6%
Tigard H.S.	1,963	1,913	1,960	2,005	2,000	2,002	39	2.0%
Tualatin H.S.	1,736	1,769	1,782	1,791	1,772	1,863	127	7.3%
Durham Center			32	31	73	72	72	
High School Totals	3,699	3,682	3,774	3,827	3,845	3,937	238	6.4%
District Totals	11,913	11,810	12,010	12,133	12,307	12,460	547	4.6%

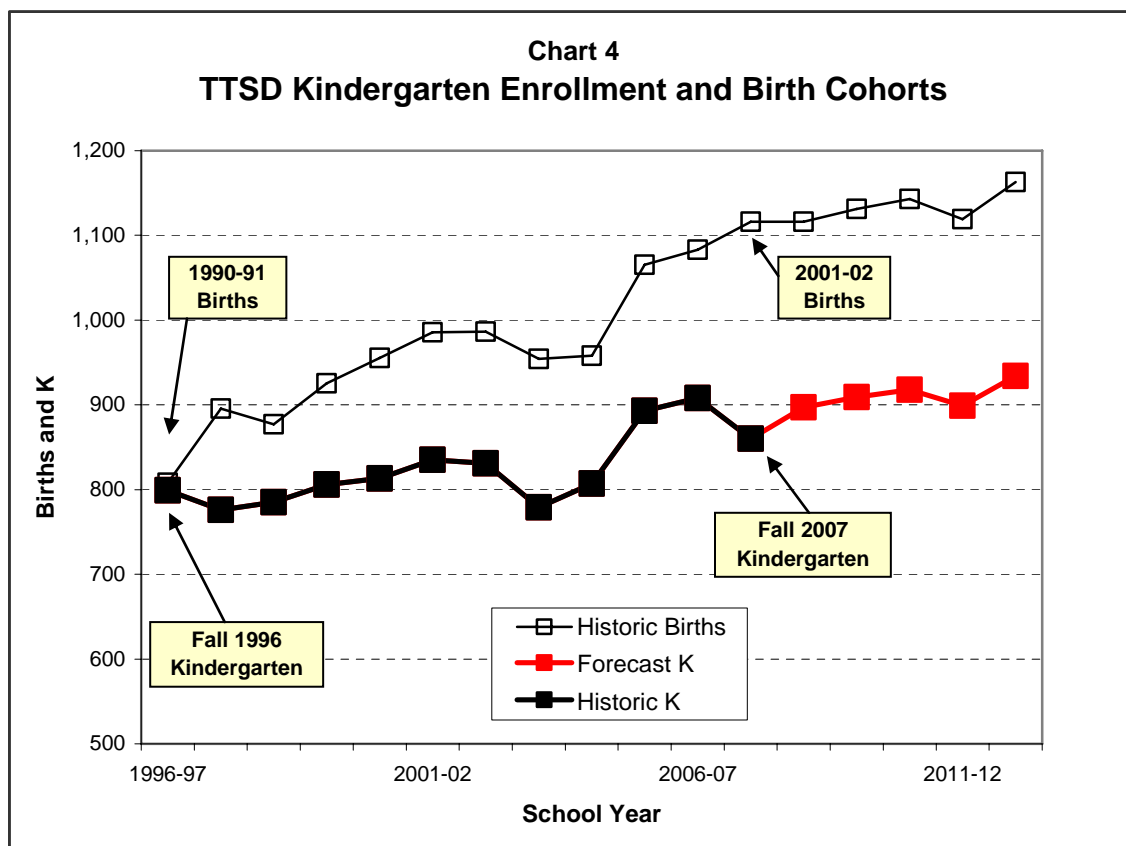
Sources: Oregon Department of Education; TTSD

ENROLLMENT FORECASTS

District-wide Enrollment Forecast

These enrollment forecasts rely on input from three general sources of information: births, recent enrollment history, and housing development data.

Births to women residing within the specific boundaries of the District were estimated for the years 1990 to 2005, using individual birth records obtained through a data use agreement with the Oregon Center for Health Statistics. This data provides a closer fit than the data published by zip code, both spatially and chronologically, as births can be grouped by school attendance area and by kindergarten cohort (September to August). The number of births increased during nine of 11 years until 2001-02, but has changed little since that time. Chart 4 shows that the gap between births and subsequent TTSD



kindergarten enrollment has been widening, suggesting that the District now has little or no net gain due to migration between birth and age five. The Fall 2007 ratio of 0.77 students to lagged births means that there were 23 percent fewer children enrolled in TTSD kindergarten classes than were born within the district five years earlier. Most of the gap is due to private school and home school enrollment.

Several years of recent TTSD enrollment history were evaluated to develop initial grade progression rates (GPRs). The GPR is the ratio of enrollment in a specific grade in one year to the enrollment of the same age cohort in the previous year. For example, the number of students enrolled in second grade this year divided by the number of students enrolled in first grade last year. Rates for some grades may be consistently high, indicating that new students are entering the District from private schools. For this reason, it is common to see higher GPRs for the K-1st and 8th-9th grade transitions. In grades 10, 11, or 12, low GPRs can indicate that students are dropping out of District schools or switching to continuation programs not counted in regular enrollment summaries. But for most elementary grades, if the population entering and leaving the District is in balance and there is not widespread grade retention, one can expect GPRs very close to 1.00. Average GPRs observed for elementary and middle school grades in the TTSD in the past several years indicate that the District's enrollment has been growing close to one percent annually due to migration. Assumptions about future GPRs are established to forecast the number of students in grades one through twelve.

The housing data is the most complex set of information included in the forecast, and more judgment is required to integrate the housing data into the forecast. Based on the data presented in the previous sections of this report, single family housing construction may slow from recent levels for the short term, and the dwindling supply of residential land influences the forecast assumptions, so some of the GPRs are slightly lower in the forecast than in the historic data.

Table 20 contains grade level forecasts for the Tigard-Tualatin School District for each year from 2008-09 to 2012-13. The forecasts are also summarized by grade level groups (K-5, 6-8, and 9-12). Overall K-12 enrollment is forecast to increase in each of the next

five years, with annual growth ranging from 62 students (0.5 percent) to 169 students (1.3 percent). Growth is concentrated at the elementary and middle school levels. Recent gains at the high school level, possibly aided by lower dropout rates, have caused the current forecast to include modest growth at the high school level. This represents a small change from last year's flat high school forecast. Table 20 reports five years of historic enrollment changes in order to facilitate comparison with the five year forecast.

Table 20

Tigard-Tualatin School District, Enrollment History and Forecasts, 2002-03 to 2012-13

Historic Enrollment							Forecast Enrollment				
Grade	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
K	831	779	807	893	906	860	897	909	918	899	934
1	909	906	921	900	990	984	946	987	1,000	1,010	989
2	937	912	887	944	905	1,017	992	954	1,002	1,015	1,025
3	878	926	920	897	964	903	1,023	997	961	1,010	1,023
4	906	877	913	940	931	963	911	1,032	1,013	976	1,026
5	919	899	914	900	975	945	977	924	1,047	1,028	990
6	1,008	924	926	913	910	965	943	975	931	1,054	1,035
7	912	990	945	950	929	937	980	958	990	946	1,070
8	914	915	1,003	969	957	953	951	995	972	1,005	960
9	991	952	971	1,066	992	1,015	1,001	999	1,045	1,021	1,055
10	923	977	951	952	1,033	1,015	1,006	992	997	1,043	1,019
11	963	891	942	932	910	1,007	983	974	960	965	1,010
12	822	844	890	874	898	890	972	948	940	926	931
US*	0	18	20	3	7	6	6	6	6	6	6
Total	11,913	11,810	12,010	12,133	12,307	12,460	12,588	12,650	12,782	12,904	13,073
One Year Change:	-103 (-0.9%) 200 (1.7%) 123 (1.0%) 174 (1.4%) 153 (1.2%)						128 (1.0%)	62 (0.5%)	132 (1.0%)	122 (1.0%)	169 (1.3%)
Five Year Change:	547 (4.6%)						613 (4.9%)				
K-5	5,380	5,299	5,362	5,474	5,671	5,672	5,746	5,803	5,941	5,938	5,987
One Year Change:	-81 (-1.5%) 63 (1.2%) 112 (2.1%) 197 (3.6%) 1 (0.0%)						74 (1.3%)	57 (1.0%)	138 (2.4%)	-3 (-0.1%)	49 (0.8%)
Five Year Change:	292 (5.4%)						315 (5.6%)				
6-8	2,834	2,829	2,874	2,832	2,796	2,855	2,874	2,928	2,893	3,005	3,065
One Year Change:	-5 (-0.2%) 45 (1.6%) -42 (-1.5%) -36 (-1.3%) 59 (2.1%)						19 (0.7%)	54 (1.9%)	-35 (-1.2%)	112 (3.9%)	60 (2.0%)
Five Year Change:	21 (0.7%)						210 (7.4%)				
9-12	3,699	3,682	3,774	3,827	3,840	3,933	3,968	3,919	3,948	3,961	4,021
One Year Change:	-17 (-0.5%) 92 (2.5%) 53 (1.4%) 13 (0.3%) 93 (2.4%)						35 (0.9%)	-49 (-1.2%)	29 (0.7%)	13 (0.3%)	60 (1.5%)
Five Year Change:	234 (6.3%)						88 (2.2%)				

*Note: "US" is ungraded secondary; included in grade 9-12 totals

Population Research Center, Portland State University, December 2007

Individual School Forecasts

We prepared forecasts for individual schools under a scenario in which current boundaries and grade configurations remain constant. Of course, school districts typically respond to enrollment change in various ways that might alter the status quo, such as attendance area boundary changes. However, the individual school forecasts depict what future enrollments might be if today's facilities and boundaries were unchanged.

The methodology for the individual school forecasts relies on unique sets of grade progression rates for each school, and the ratio of kindergarten enrollment to lagged births within the school's attendance area. New kindergarten classes were forecast each year based on recent trends and birth cohorts within elementary attendance areas. Subsequent grades were forecast using GPRs based initially on recent rates and adjusted based on expected levels of housing growth. The final forecasts for individual schools are controlled to match the district-wide forecasts.

- Elementary schools with the largest forecast enrollment increases in the five year period are Alberta Rider (103 students), and Deer Creek (77 students). Each of the schools has a current capacity of 600 students, but Alberta Rider's 2012-13 enrollment forecast is 643, and Deer Creek's is 686.
- Mary Woodward Elementary is forecast to add 70 students in the next five years. At 590 students in 2012-13 it remains within its current capacity of 700.
- Tualatin and Byrom elementary schools are each forecast to have moderate enrollment gains of about 30 students in the next five years.
- Bridgeport, C.F. Tigard, Durham, Metzger, and Templeton Elementary schools are forecast to have stable enrollments or very small enrollment losses.
- Middle school enrollment growth is concentrated at Twality due to recent growth in its feeder elementary schools and ongoing new housing development. Fowler and Hazelbrook are forecast to remain near their current enrollment levels.

- Tigard High remains near its current enrollment of 2,000 students, while Tualatin High is forecast to add about 80 students, reaching 1,944 by 2012-13.

Table 21 on the next page presents the enrollment forecasts for each school, grouped by school level (elementary, middle, and high).

Table 21
Enrollment Forecasts for Individual Schools, 2008-09 to 2012-13

School	Actual	Forecast					Change 2007-08 to 2012-13	
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Number	Percent
Alberta Rider	540	549	579	604	628	643	103	19.1%
Bridgeport	534	535	516	535	527	515	-19	-3.6%
Byrom	659	661	674	690	679	693	34	5.2%
C.F. Tigard	598	610	591	602	598	588	-10	-1.7%
Deer Creek	609	630	637	667	670	686	77	12.6%
Durham	512	501	498	500	507	515	3	0.6%
Metzger	589	596	601	611	604	599	10	1.7%
Templeton	551	557	576	578	570	567	16	2.9%
Tualatin	560	581	593	600	591	591	31	5.5%
Woodward	520	526	538	554	564	590	70	13.5%
Elementary Totals	5,672	5,746	5,803	5,941	5,938	5,987	315	5.6%
Fowler M.S.	898	875	884	861	904	903	5	0.6%
Hazelbrook M.S.	1,002	989	1,013	985	1,029	1,030	28	2.8%
Twality M.S.	951	1,006	1,027	1,043	1,068	1,128	177	18.6%
Middle School Totals	2,851	2,870	2,924	2,889	3,001	3,061	210	7.4%
Tigard H.S.	2,002	2,000	1,955	1,965	1,977	2,009	7	0.3%
Tualatin H.S.	1,863	1,900	1,896	1,915	1,916	1,944	81	4.3%
Durham Center (grades 8-12)	72	72	72	72	72	72	0	0.0%
High School Totals	3,937	3,972	3,923	3,952	3,965	4,025	88	2.2%
District Totals	12,460	12,588	12,650	12,782	12,904	13,073	613	4.9%

Population Research Center, Portland State University, December 2007

FORECAST ERROR AND UNCERTAINTY

In these forecasts, district-wide elementary enrollments are expected to grow by about 300 students in the five year forecast period, about the same as in the most recent five years. District middle schools are expected to add about 200 students in the next five years, following a recent period of relatively flat enrollment. High schools have added over 200 students in the past five years but are forecast to add fewer than 100 in the next five years. However, forecasts should be understood to represent a range of outcomes even though discrete numbers are provided.

In general, forecast error varies according to the size of the population being forecast and the length of the forecast horizon. The smaller the population and the longer the forecast period, the larger the error is likely to be. In particular, the school level forecasts depend on assumptions about the distribution of housing and population growth in small areas within the District over a five year period, so they should be used as only one of many tools in the planning process.

Due to the nature of forecasting, there is no way to estimate a confidence interval as one might for data collected from a survey. The best way to measure potential forecast error is to compare actual enrollments with previous forecasts that were conducted using similar data and methodologies. In Table 22 on the next page, we compare the actual TTSD enrollment by grade level in Fall 2007 with the 2007-08 forecasts that were prepared one year earlier, as well as those prepared two years earlier. Similarly, Table 23 compares enrollment forecasts for individual schools. Whether the forecasts can be judged to be accurate or not likely depends on which numbers are most important to the user. For example, total K-12 enrollment was only nine students different from what was forecast last year — an error of less than one tenth of one percent. However, kindergarten enrollment differed from the forecast by more than eight percent. As a measure of average error for grade levels and for individual school enrollments, we have included the mean absolute percent error (MAPE) in the tables.

Table 22
Fall 2007 Enrollment Compared to Previous Forecasts
By Grade Level

Grade	Actual	One year forecast ¹			Two year forecast ²		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error
K	860	931	71	8.3%	860	0	0.0%
1	984	998	14	1.4%	969	-15	-1.5%
2	1017	996	-21	-2.1%	998	-19	-1.9%
3	903	915	12	1.3%	914	11	1.2%
4	963	978	15	1.6%	961	-2	-0.2%
5	945	944	-1	-0.1%	908	-37	-3.9%
6	965	987	22	2.3%	956	-9	-0.9%
7	937	915	-22	-2.3%	924	-13	-1.4%
8	953	942	-11	-1.2%	944	-9	-0.9%
9	1015	1008	-7	-0.7%	1026	11	1.1%
10	1015	985	-30	-3.0%	1016	1	0.1%
11	1007	1000	-7	-0.7%	1020	13	1.3%
12	890	845	-45	-5.1%	840	-50	-5.6%
US ³	6	7	1		3	-3	
Total	12460	12451	-9	-0.1%	12339	-121	-1.0%
MAPE⁴				2.3%			1.5%

1. Forecast for 2007-08 by PSU-PRC, baseline 2006-07 enrollment, December 2006

2. Forecast for 2007-08 by Dr. Judith A. Barmack, baseline 2005-06 enrollment, January 2006

3. Ungraded secondary enrollment

4. Mean absolute percent error for individual grades K-12.

Table 23
Fall 2007 Enrollment Compared to Previous Forecasts
By Individual School

School	Actual	One year forecast ¹			Two year forecast ²		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error
Alberta Rider	540	580	40	7.4%	491	-49	-9.1%
Bridgeport	534	525	-9	-1.7%	490	-44	-8.2%
Byrom	659	629	-30	-4.6%	634	-25	-3.8%
C. F. Tigard	598	608	10	1.7%	628	30	5.0%
Deer Creek	609	644	35	5.7%	624	15	2.5%
Durham	512	514	2	0.4%	519	7	1.4%
Metzger	589	616	27	4.6%	594	5	0.8%
Templeton	551	568	17	3.1%	534	-17	-3.1%
Tualatin Elem.	560	542	-18	-3.2%	560	0	0.0%
Woodward	520	536	16	3.1%	536	16	3.1%
Elementaries	5,672	5,762	90	1.6%	5,610	-62	-1.1%
Fowler	898	911	13	1.4%	878	-20	-2.2%
Hazelbrook	1,002	1,009	7	0.7%	1,032	30	3.0%
Tuality	951	924	-27	-2.8%	914	-37	-3.9%
Middle Schools	2,851	2,844	-7	-0.2%	2,824	-27	-0.9%
Tigard HS	2,002	2,008	6	0.3%	2,127	125	6.2%
Tualatin HS	1,863	1,767	-96	-5.2%	1,778	-85	-4.6%
Durham Center	72	70	-2				
High Schools	3,937	3,845	-92	-2.3%	3,905	-32	-0.8%
District	12,460	12,451	-9	-0.1%	12,339	-121	-1.0%
MAPE³		3.1%			3.8%		

1. Forecast for 2007-08 by PSU-PRC, baseline 2006-07 enrollment, December 2006

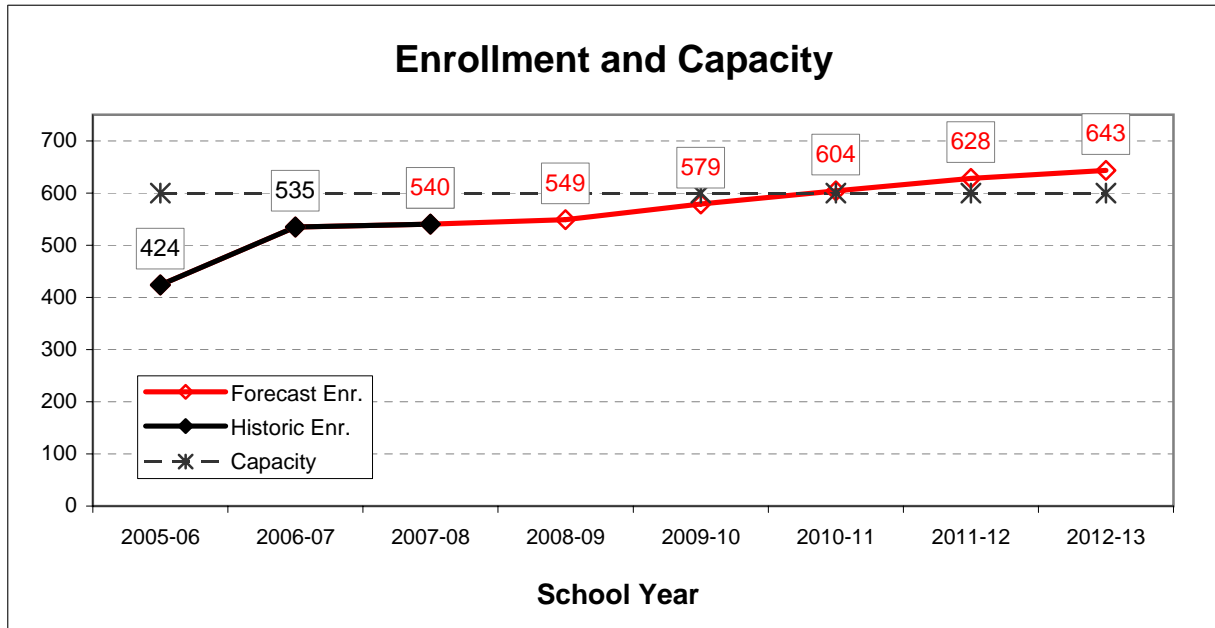
2. Forecast for 2007-08 by Dr. Judith A. Barmack, baseline 2005-06 enrollment, January 2006

3. Mean absolute percent error for individual schools.

APPENDIX

ENROLLMENT, CAPACITY, AND HOUSING DEVELOPMENT PROFILES FOR INDIVIDUAL SCHOOLS

Alberta Rider Elementary School Enrollment, Capacity, and Housing Development



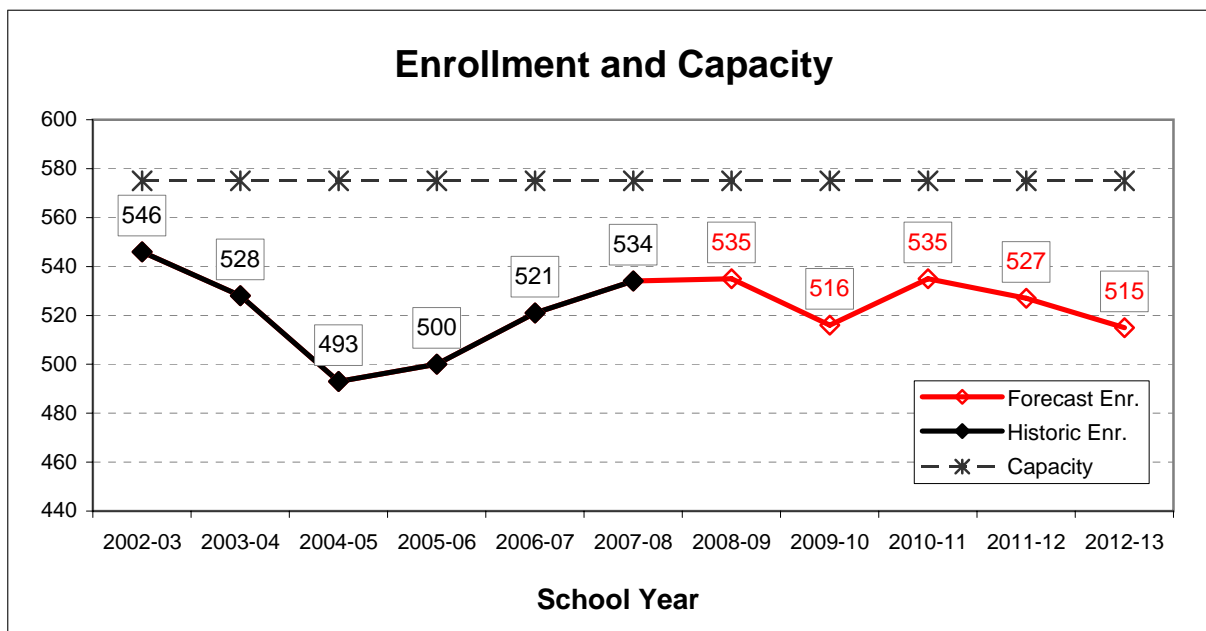
Note: School opened in 2005.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03						
2003-04						
2004-05						
2005-06	424			600	176	71%
2006-07	535	111	26.2%	600	65	89%
2007-08	540	5	0.9%	600	60	90%
2008-09 (fcst)	549	9	1.7%	600	51	92%
2009-10 (fcst)	579	30	5.5%	600	21	97%
2010-11 (fcst)	604	25	4.3%	600	-4	101%
2011-12 (fcst)	628	24	4.0%	600	-28	105%
2012-13 (fcst)	643	15	2.4%	600	-43	107%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	89	0
2001	86	0
2002	49	0
2003	86	4
2004	24	0
2005	149	0
2006	125	0
Total	608	4

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	17	0
2001	61	4
2002	0	0
2003	175	0
2004	116	0
2005	144	0
2006	175	110
2007	10	0
Total	698	114

Bridgeport Elementary School Enrollment, Capacity, and Housing Development

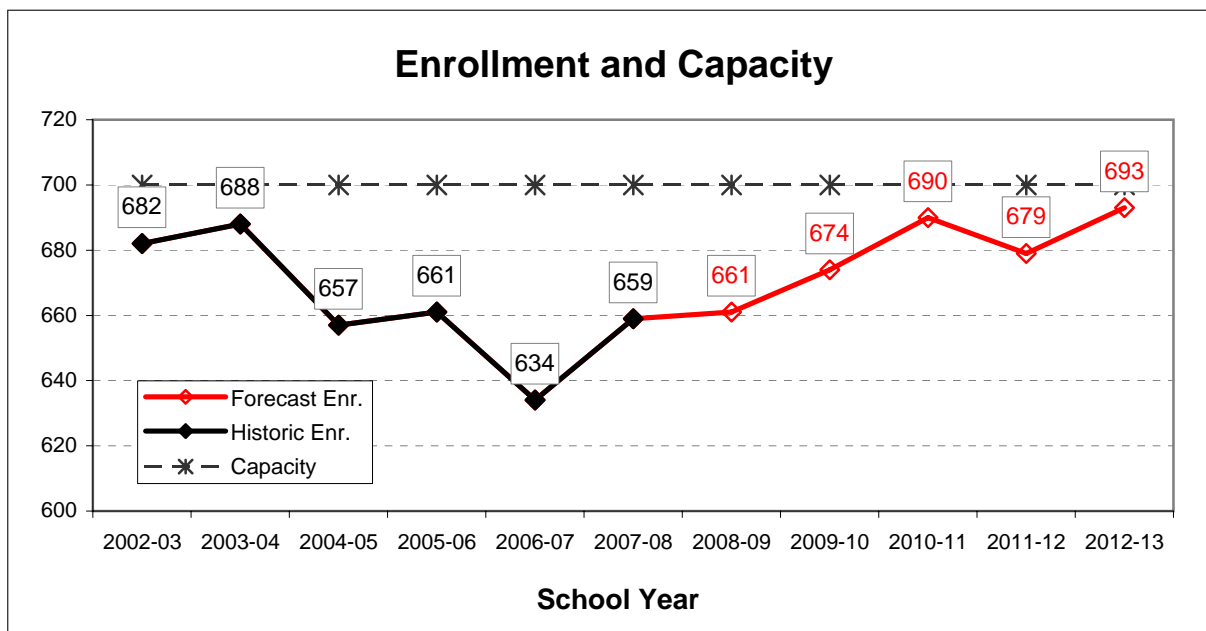


Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	546			575	29	95%
2003-04	528	-18	-3.3%	575	47	92%
2004-05	493	-35	-6.6%	575	82	86%
2005-06	500	7	1.4%	575	75	87%
2006-07	521	21	4.2%	575	54	91%
2007-08	534	13	2.5%	575	41	93%
2008-09 (fcst)	535	1	0.2%	575	40	93%
2009-10 (fcst)	516	-19	-3.6%	575	59	90%
2010-11 (fcst)	535	19	3.7%	575	40	93%
2011-12 (fcst)	527	-8	-1.5%	575	48	92%
2012-13 (fcst)	515	-12	-2.3%	575	60	90%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	29	15
2001	15	0
2002	4	0
2003	38	0
2004	56	0
2005	8	0
2006	0	0
Total	150	15

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	0	0
2001	0	0
2002	93	0
2003	0	0
2004	8	0
2005	0	0
2006	0	0
2007	0	0
Total	101	0

Edward Byrom Elementary School Enrollment, Capacity, and Housing Development

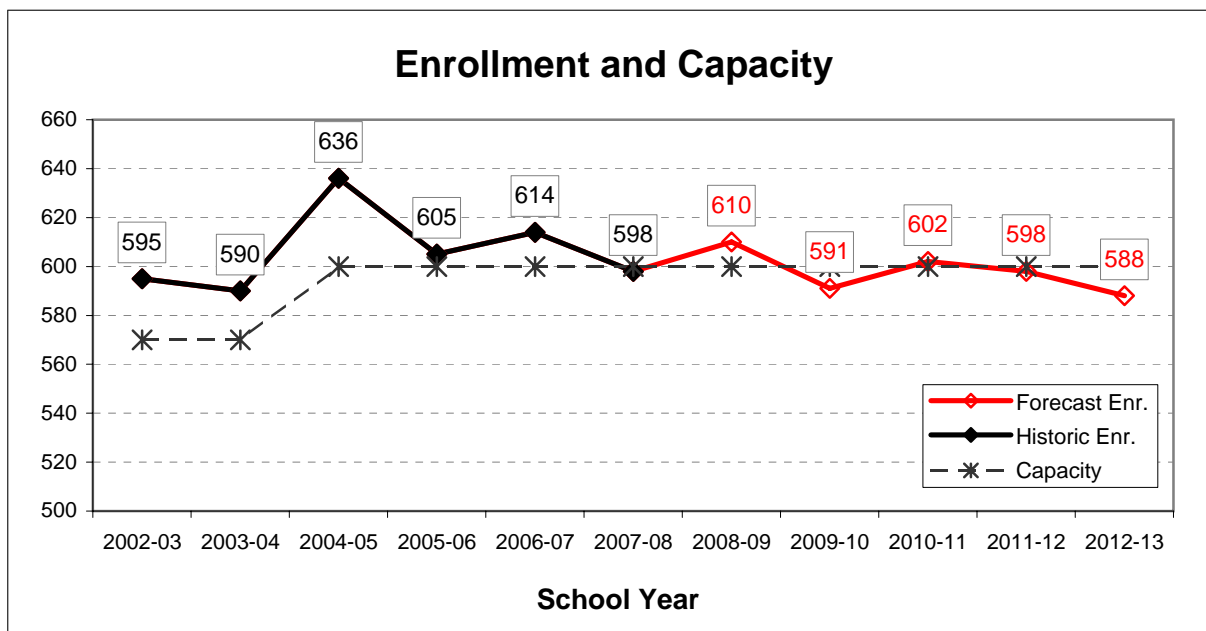


Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	682			700	18	97%
2003-04	688	6	0.9%	700	12	98%
2004-05	657	-31	-4.5%	700	43	94%
2005-06	661	4	0.6%	700	39	94%
2006-07	634	-27	-4.1%	700	66	91%
2007-08	659	25	3.9%	700	41	94%
2008-09 (fcst)	661	2	0.3%	700	39	94%
2009-10 (fcst)	674	13	2.0%	700	26	96%
2010-11 (fcst)	690	16	2.4%	700	10	99%
2011-12 (fcst)	679	-11	-1.6%	700	21	97%
2012-13 (fcst)	693	14	2.1%	700	7	99%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	35	0
2001	54	0
2002	56	0
2003	23	0
2004	18	0
2005	34	0
2006	65	0
Total	285	0

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	11	0
2001	0	0
2002	0	0
2003	47	0
2004	38	0
2005	107	0
2006	31	0
2007	13	0
Total	247	0

Charles F. Tigard Elementary School Enrollment, Capacity, and Housing Development



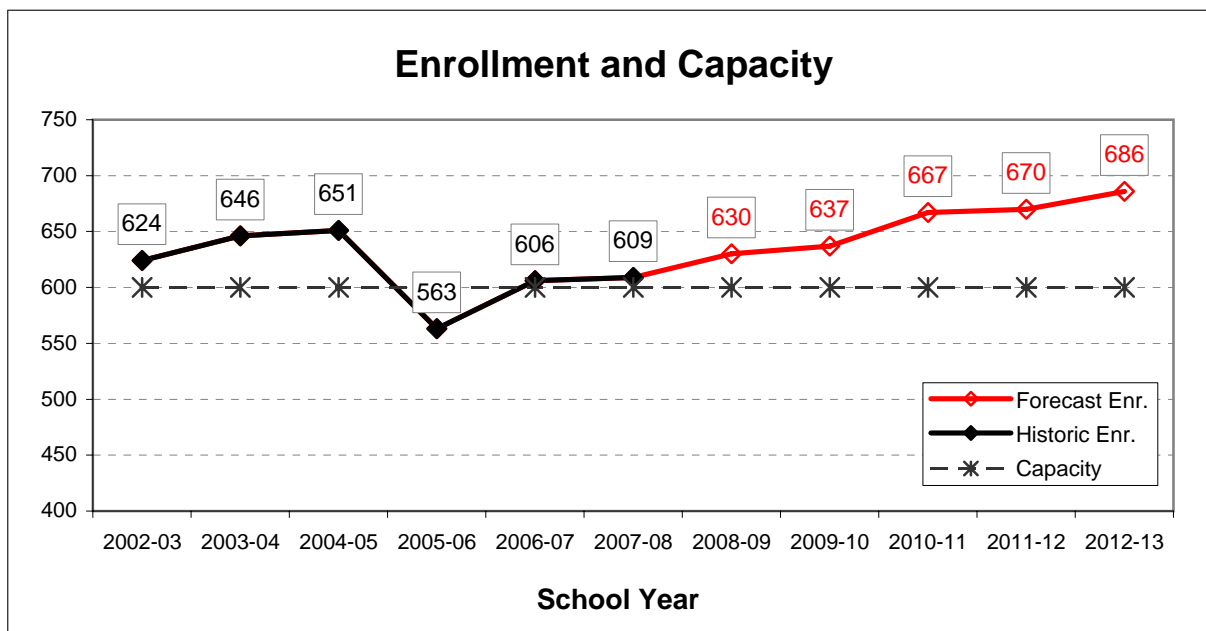
Note: In 2004 a new facility opened. In 2005 a boundary change sent some students to Alberta Rider Elementary.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	595			570	-25	104%
2003-04	590	-5	-0.8%	570	-20	104%
2004-05	636	46	7.8%	600	-36	106%
2005-06	605	-31	-4.9%	600	-5	101%
2006-07	614	9	1.5%	600	-14	102%
2007-08	598	-16	-2.6%	600	2	100%
2008-09 (fcst)	610	12	2.0%	600	-10	102%
2009-10 (fcst)	591	-19	-3.1%	600	9	99%
2010-11 (fcst)	602	11	1.9%	600	-2	100%
2011-12 (fcst)	598	-4	-0.7%	600	2	100%
2012-13 (fcst)	588	-10	-1.7%	600	12	98%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	75	0
2001	40	0
2002	41	6
2003	103	0
2004	51	0
2005	2	0
2006	31	0
Total	343	6

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	65	0
2001	53	6
2002	21	0
2003	40	0
2004	0	0
2005	48	0
2006	15	0
2007	0	0
Total	242	6

Deer Creek Elementary School Enrollment, Capacity, and Housing Development



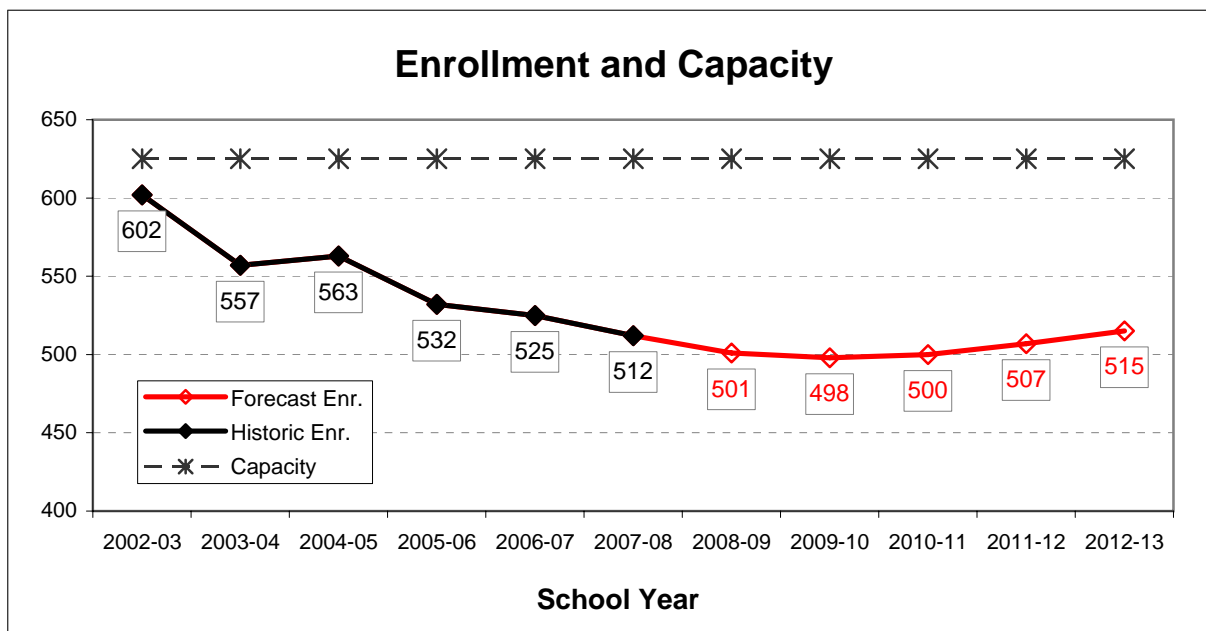
Note: Boundary change in 2005 sent some students to Alberta Rider Elementary.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	624			600	-24	104%
2003-04	646	22	3.5%	600	-46	108%
2004-05	651	5	0.8%	600	-51	109%
2005-06	563	-88	-13.5%	600	37	94%
2006-07	606	43	7.6%	600	-6	101%
2007-08	609	3	0.5%	600	-9	102%
2008-09 (fcst)	630	21	3.4%	600	-30	105%
2009-10 (fcst)	637	7	1.1%	600	-37	106%
2010-11 (fcst)	667	30	4.7%	600	-67	111%
2011-12 (fcst)	670	3	0.4%	600	-70	112%
2012-13 (fcst)	686	16	2.4%	600	-86	114%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	43	0
2001	94	0
2002	68	264
2003	69	0
2004	40	0
2005	117	0
2006	144	0
Total	575	264

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	0	0
2001	0	264
2002	45	0
2003	352	0
2004	91	0
2005	84	0
2006	38	0
2007	14	0
Total	624	264

Durham Elementary School Enrollment, Capacity, and Housing Development



Note: In 2006 a phased-in boundary change began that assigns a portion of the attendance area from Metzger to Durham.

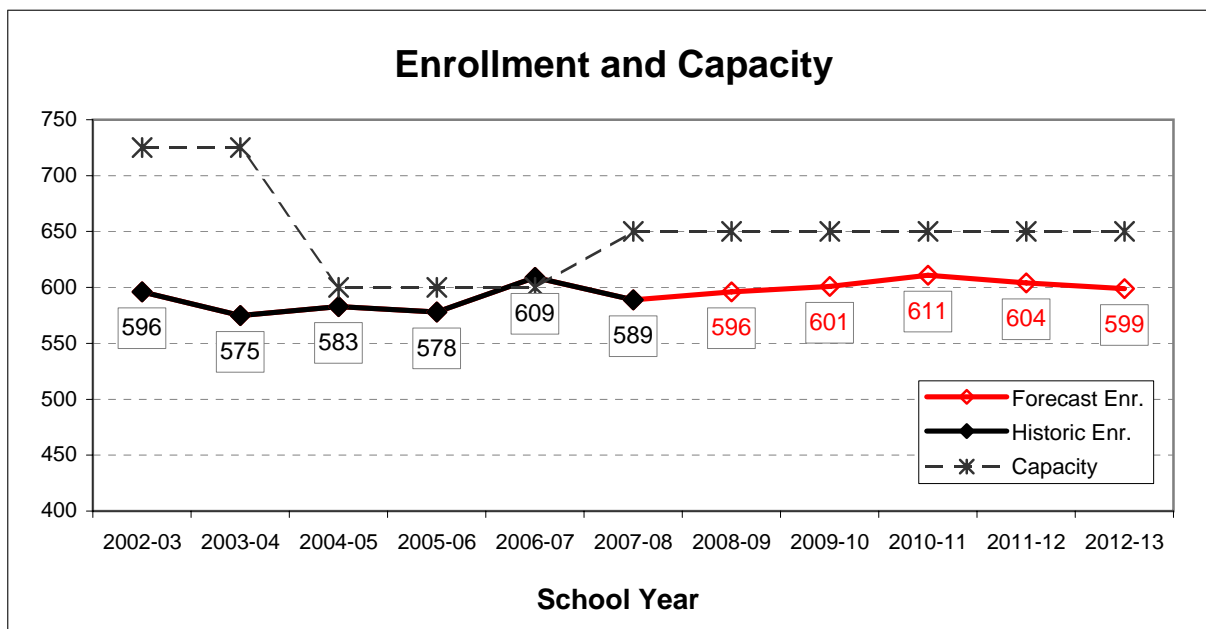
Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	602			625	23	96%
2003-04	557	-45	-7.5%	625	68	89%
2004-05	563	6	1.1%	625	62	90%
2005-06	532	-31	-5.5%	625	93	85%
2006-07	525	-7	-1.3%	625	100	84%
2007-08	512	-13	-2.5%	625	113	82%
2008-09 (fcst)	501	-11	-2.1%	625	124	80%
2009-10 (fcst)	498	-3	-0.6%	625	127	80%
2010-11 (fcst)	500	2	0.4%	625	125	80%
2011-12 (fcst)	507	7	1.4%	625	118	81%
2012-13 (fcst)	515	8	1.6%	625	110	82%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	71	0
2001	73	0
2002	5	0
2003	1	42
2004	29	0
2005	63	0
2006	5	0
Total	247	42

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	0	0
2001	0	0
2002	0	0
2003	84	95
2004	5	0
2005	5	0
2006	90	0
2007	24	7
Total	208	102

Metzger Elementary School

Enrollment, Capacity, and Housing Development



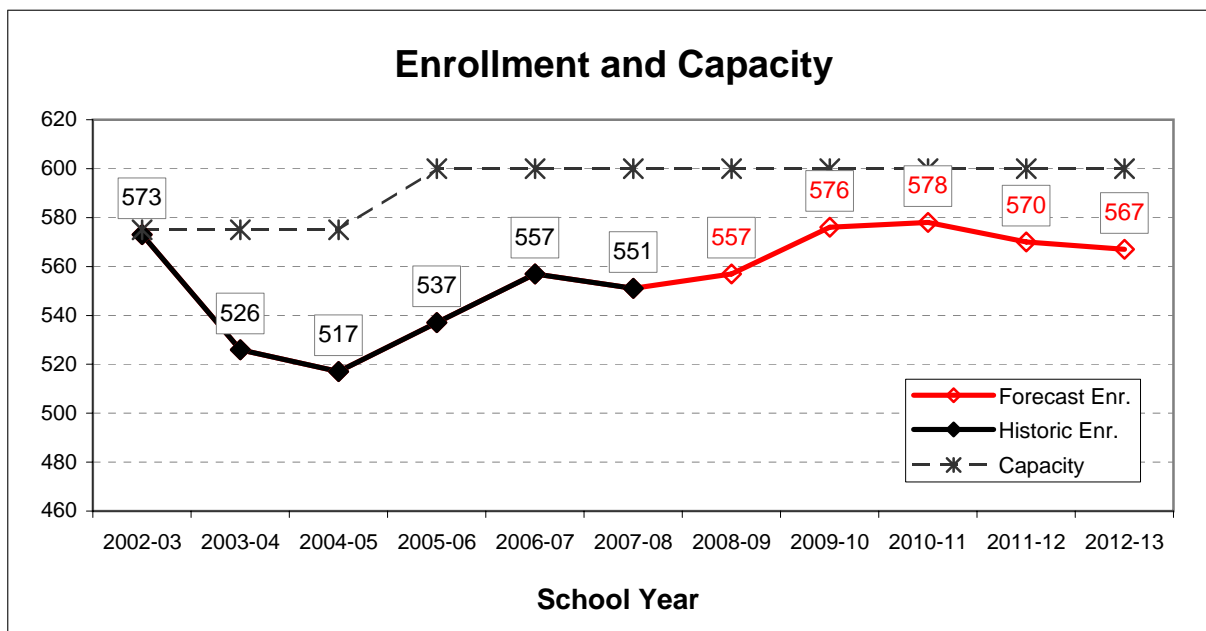
Note: In 2004 a replacement school opened and portables were eliminated. In 2006 a phased-in boundary change began that assigns a portion of the former attendance area to Durham. In 2007 a two room portable was added.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	596			725	129	82%
2003-04	575	-21	-3.5%	725	150	79%
2004-05	583	8	1.4%	600	17	97%
2005-06	578	-5	-0.9%	600	22	96%
2006-07	609	31	5.4%	600	-9	102%
2007-08	589	-20	-3.3%	650	61	91%
2008-09 (fcst)	596	7	1.2%	650	54	92%
2009-10 (fcst)	601	5	0.8%	650	49	92%
2010-11 (fcst)	611	10	1.7%	650	39	94%
2011-12 (fcst)	604	-7	-1.1%	650	46	93%
2012-13 (fcst)	599	-5	-0.8%	650	51	92%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	38	0
2001	31	0
2002	32	29
2003	20	0
2004	25	0
2005	5	19
2006	22	65
Total	173	113

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	9	3
2001	23	26
2002	0	0
2003	39	0
2004	6	51
2005	7	64
2006	42	90
2007	8	34
Total	134	268

James Templeton Elementary School Enrollment, Capacity, and Housing Development



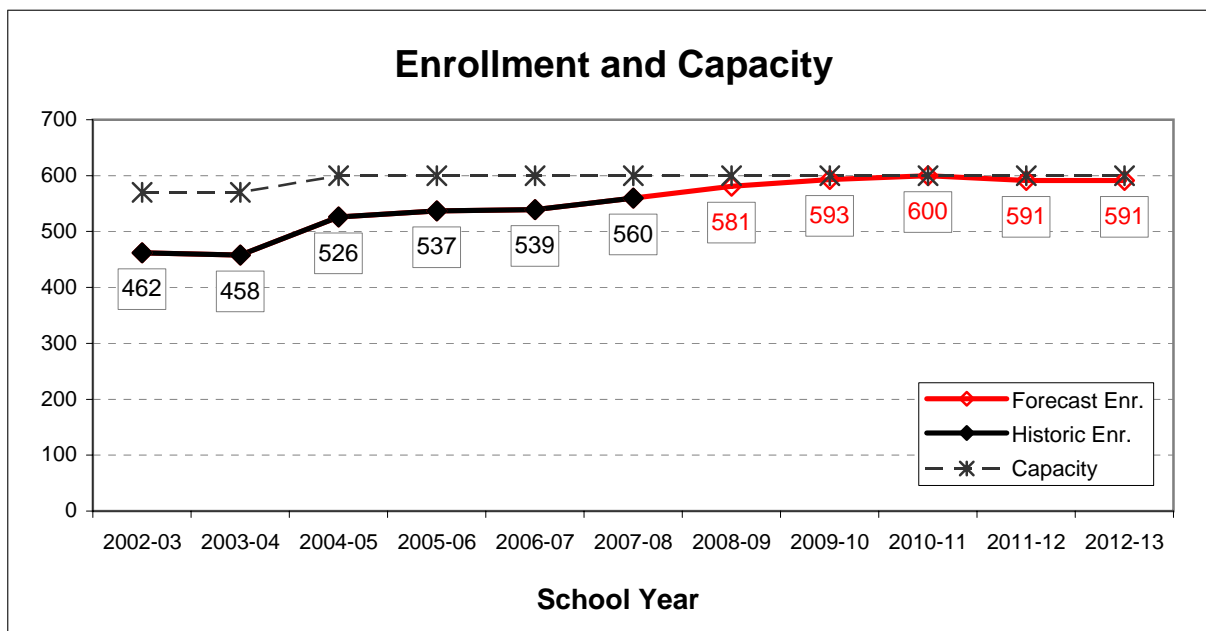
Note: In 2005 a classroom was added.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	573			575	2	100%
2003-04	526	-47	-8.2%	575	49	91%
2004-05	517	-9	-1.7%	575	58	90%
2005-06	537	20	3.9%	600	63	90%
2006-07	557	20	3.7%	600	43	93%
2007-08	551	-6	-1.1%	600	49	92%
2008-09 (fcst)	557	6	1.1%	600	43	93%
2009-10 (fcst)	576	19	3.4%	600	24	96%
2010-11 (fcst)	578	2	0.3%	600	22	96%
2011-12 (fcst)	570	-8	-1.4%	600	30	95%
2012-13 (fcst)	567	-3	-0.5%	600	33	95%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	18	0
2001	39	0
2002	24	6
2003	5	0
2004	44	0
2005	20	0
2006	11	139
Total	161	145

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	0	6
2001	5	0
2002	0	0
2003	52	0
2004	11	247
2005	56	0
2006	14	0
2007	60	0
Total	198	253

Tualatin Elementary School Enrollment, Capacity, and Housing Development



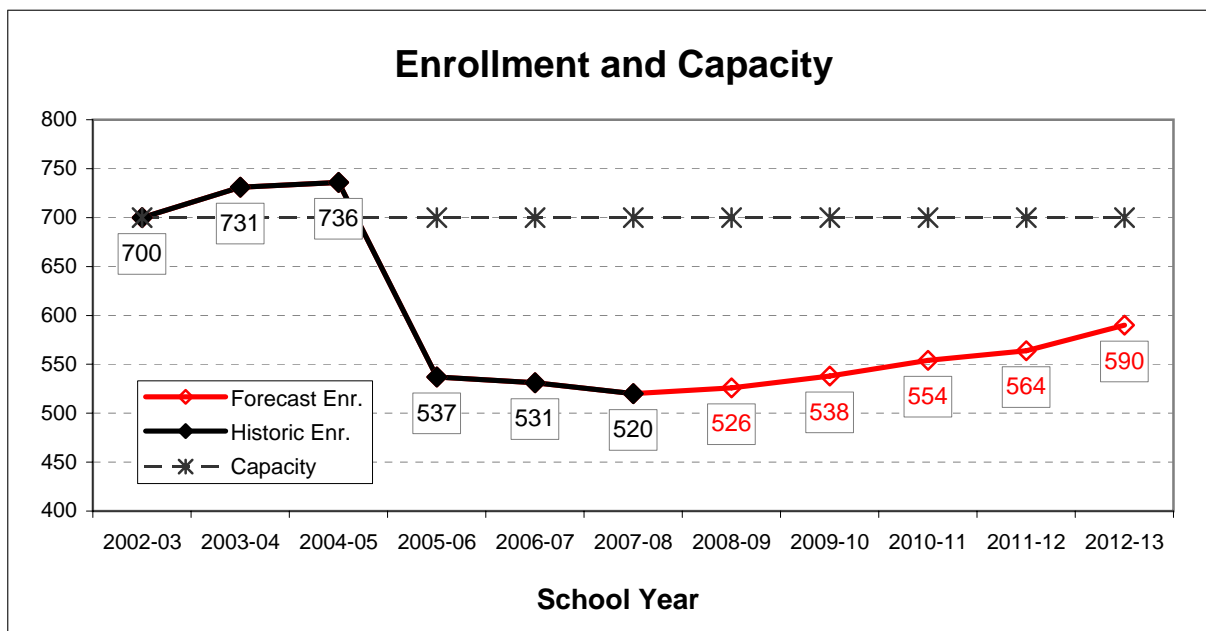
Note: In 2004 a new facility opened.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	462			570	108	81%
2003-04	458	-4	-0.9%	570	112	80%
2004-05	526	68	14.8%	600	74	88%
2005-06	537	11	2.1%	600	63	90%
2006-07	539	2	0.4%	600	61	90%
2007-08	560	21	3.9%	600	40	93%
2008-09 (fcst)	581	21	3.8%	600	19	97%
2009-10 (fcst)	593	12	2.1%	600	7	99%
2010-11 (fcst)	600	7	1.2%	600	0	100%
2011-12 (fcst)	591	-9	-1.5%	600	9	99%
2012-13 (fcst)	591	0	0.0%	600	9	99%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	5	240
2001	57	162
2002	77	0
2003	67	0
2004	59	0
2005	88	0
2006	26	0
Total	379	402

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	84	0
2001	43	0
2002	32	0
2003	49	0
2004	80	0
2005	31	0
2006	19	0
2007	0	0
Total	338	0

Mary Woodward Elementary School Enrollment, Capacity, and Housing Development



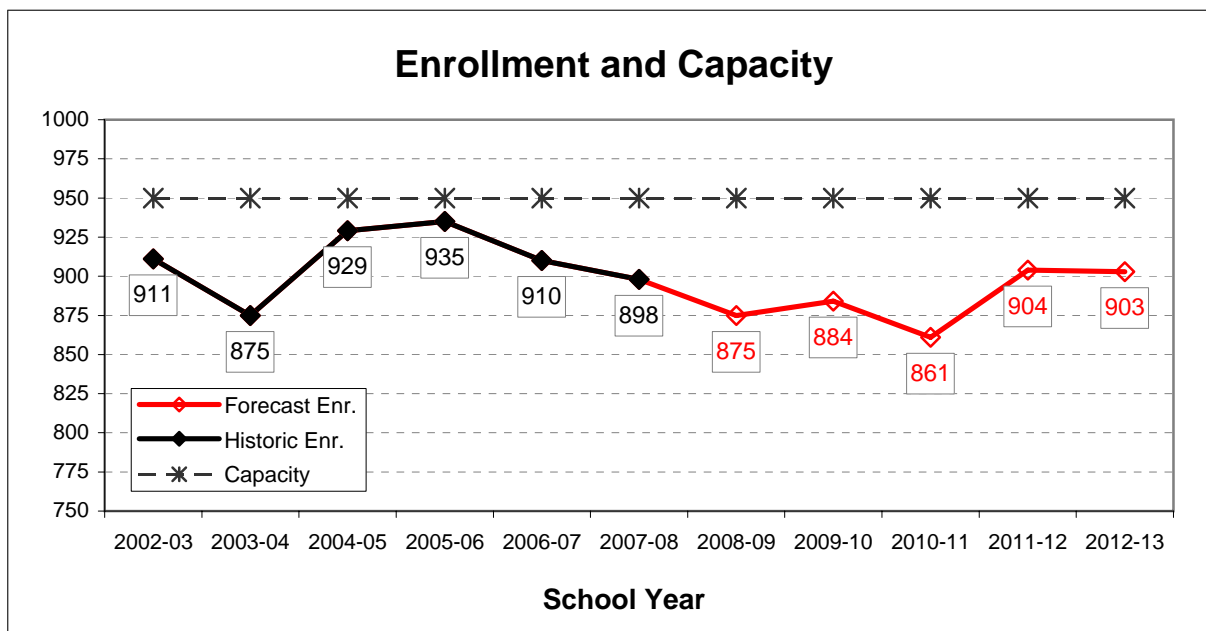
Note: Boundary change in 2005 sent some students to Alberta Rider Elementary.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	700			700	0	100%
2003-04	731	31	4.4%	700	-31	104%
2004-05	736	5	0.7%	700	-36	105%
2005-06	537	-199	-27.0%	700	163	77%
2006-07	531	-6	-1.1%	700	169	76%
2007-08	520	-11	-2.1%	700	180	74%
2008-09 (fcst)	526	6	1.2%	700	174	75%
2009-10 (fcst)	538	12	2.3%	700	162	77%
2010-11 (fcst)	554	16	3.0%	700	146	79%
2011-12 (fcst)	564	10	1.8%	700	136	81%
2012-13 (fcst)	590	26	4.6%	700	110	84%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	121	0
2001	27	0
2002	30	0
2003	142	60
2004	24	0
2005	8	0
2006	4	0
Total	356	60

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	66	0
2001	18	60
2002	0	0
2003	94	0
2004	0	0
2005	37	0
2006	0	0
2007	116	0
Total	331	60

Fowler Middle School Enrollment, Capacity, and Housing Development



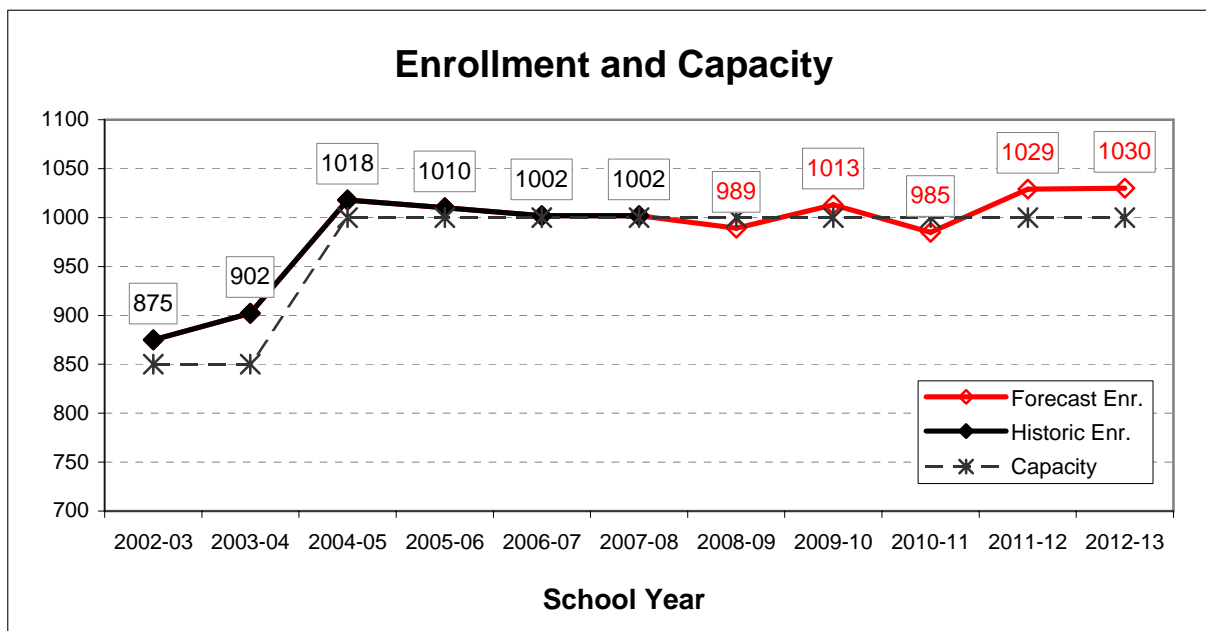
Note: In 2006 a phased-in boundary change began that assigns a portion of the attendance area to Twality.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	911			950	39	96%
2003-04	875	-36	-4.0%	950	75	92%
2004-05	929	54	6.2%	950	21	98%
2005-06	935	6	0.6%	950	15	98%
2006-07	910	-25	-2.7%	950	40	96%
2007-08	898	-12	-1.3%	950	52	95%
2008-09 (fcst)	875	-23	-2.6%	950	75	92%
2009-10 (fcst)	884	9	1.0%	950	66	93%
2010-11 (fcst)	861	-23	-2.6%	950	89	91%
2011-12 (fcst)	904	43	5.0%	950	46	95%
2012-13 (fcst)	903	-1	-0.1%	950	47	95%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	234	0
2001	98	0
2002	103	35
2003	265	60
2004	100	0
2005	15	19
2006	57	65
Total	872	179

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	140	3
2001	94	92
2002	21	0
2003	173	0
2004	6	51
2005	92	64
2006	57	90
2007	124	34
Total	707	334

Hazelbrook Middle School Enrollment, Capacity, and Housing Development



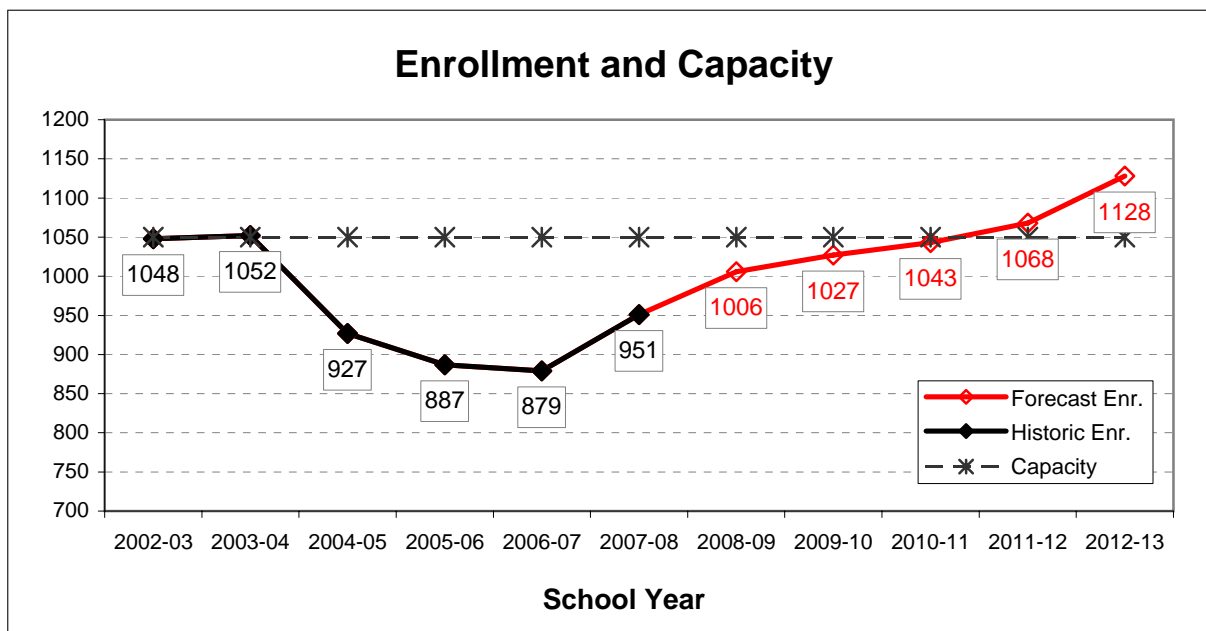
Note: In 2004 capacity was enhanced and a boundary change added students from Twality.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	875			850	-25	103%
2003-04	902	27	3.1%	850	-52	106%
2004-05	1018	116	12.9%	1000	-18	102%
2005-06	1010	-8	-0.8%	1000	-10	101%
2006-07	1002	-8	-0.8%	1000	-2	100%
2007-08	1002	0	0.0%	1000	-2	100%
2008-09 (fcst)	989	-13	-1.3%	1000	11	99%
2009-10 (fcst)	1013	24	2.4%	1000	-13	101%
2010-11 (fcst)	985	-28	-2.8%	1000	15	99%
2011-12 (fcst)	1029	44	4.5%	1000	-29	103%
2012-13 (fcst)	1030	1	0.1%	1000	-30	103%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	69	255
2001	126	162
2002	137	264
2003	138	0
2004	136	0
2005	134	0
2006	93	0
Total	833	681

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	95	0
2001	43	264
2002	135	0
2003	100	0
2004	130	0
2005	145	0
2006	50	0
2007	13	0
Total	711	264

Twality Middle School Enrollment, Capacity, and Housing Development



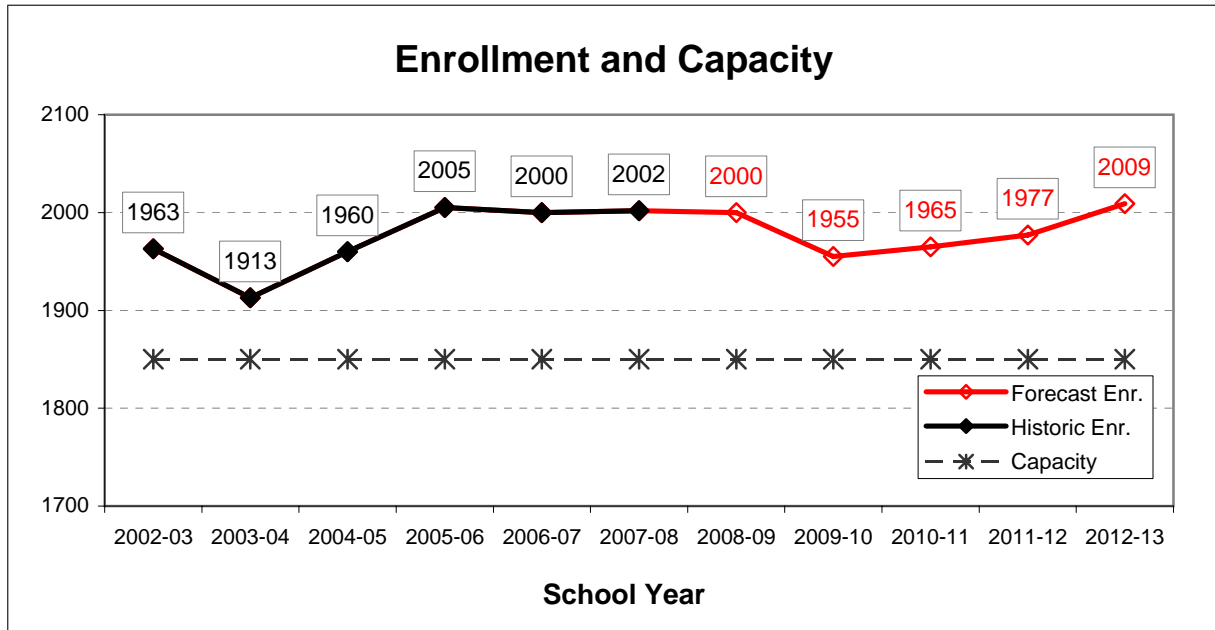
Note: In 2002 capacity was added. In 2004 a boundary change sent some students to Hazelbrook. In 2006 a phased-in boundary change began that assigns a portion of Fowler's former attendance area to Twality.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	1048			1050	2	100%
2003-04	1052	4	0.4%	1050	-2	100%
2004-05	927	-125	-11.9%	1050	123	88%
2005-06	887	-40	-4.3%	1050	163	84%
2006-07	879	-8	-0.9%	1050	171	84%
2007-08	951	72	8.2%	1050	99	91%
2008-09 (fcst)	1006	55	5.8%	1050	44	96%
2009-10 (fcst)	1027	21	2.1%	1050	23	98%
2010-11 (fcst)	1043	16	1.6%	1050	7	99%
2011-12 (fcst)	1068	25	2.4%	1050	-18	102%
2012-13 (fcst)	1128	60	5.6%	1050	-78	107%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	221	0
2001	292	0
2002	146	6
2003	151	46
2004	134	0
2005	345	0
2006	283	139
Total	1572	191

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	17	6
2001	66	4
2002	35	0
2003	659	95
2004	219	247
2005	282	0
2006	317	110
2007	108	7
Total	1703	469

Tigard High School Enrollment, Capacity, and Housing Development

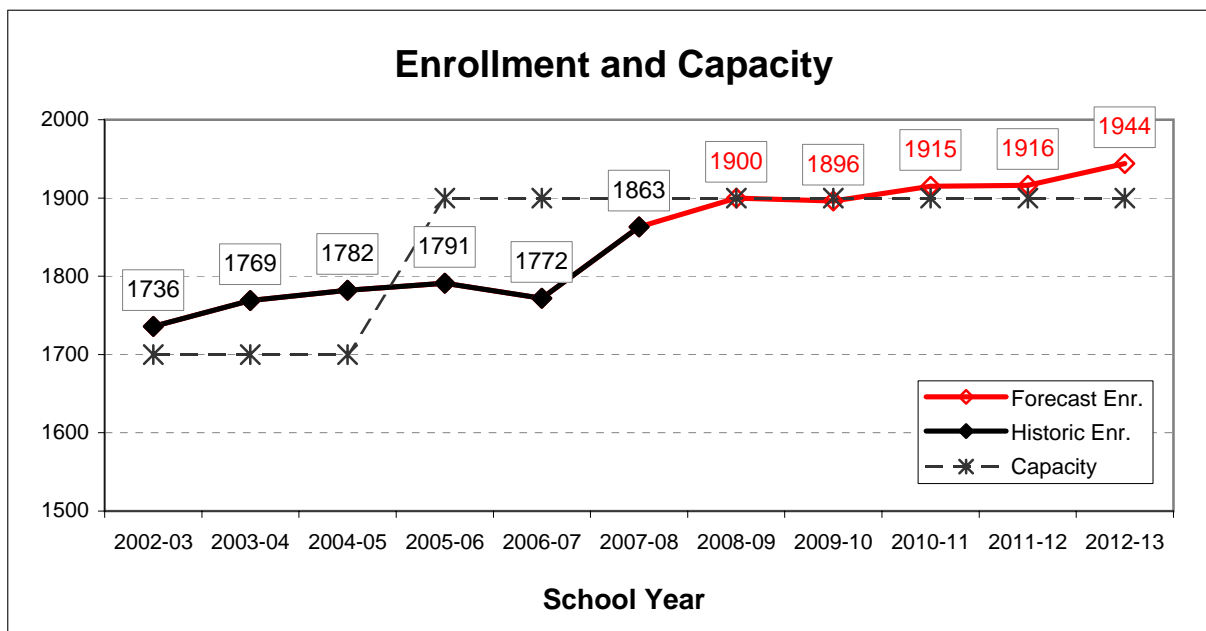


Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	1963			1850	-113	106%
2003-04	1913	-50	-2.5%	1850	-63	103%
2004-05	1960	47	2.5%	1850	-110	106%
2005-06	2005	45	2.3%	1850	-155	108%
2006-07	2000	-5	-0.2%	1850	-150	108%
2007-08	2002	2	0.1%	1850	-152	108%
2008-09 (fcst)	2000	-2	-0.1%	1850	-150	108%
2009-10 (fcst)	1955	-45	-2.3%	1850	-105	106%
2010-11 (fcst)	1965	10	0.5%	1850	-115	106%
2011-12 (fcst)	1977	12	0.6%	1850	-127	107%
2012-13 (fcst)	2009	32	1.6%	1850	-159	109%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	322	0
2001	218	0
2002	141	41
2003	297	102
2004	177	0
2005	98	19
2006	69	204
Total	1322	366

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	140	9
2001	99	92
2002	21	0
2003	309	95
2004	22	298
2005	199	64
2006	157	90
2007	208	41
Total	1155	689

Tualatin High School Enrollment, Capacity, and Housing Development



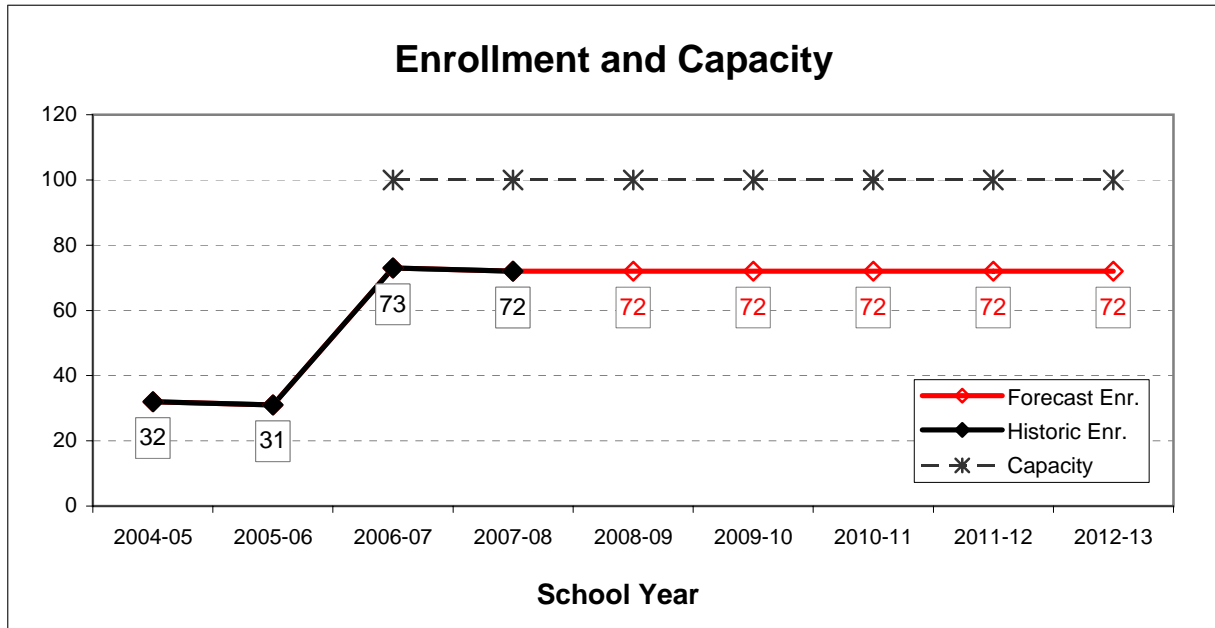
Note: In 2005 capacity was added.

Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03	1736			1700	-36	102%
2003-04	1769	33	1.9%	1700	-69	104%
2004-05	1782	13	0.7%	1700	-82	105%
2005-06	1791	9	0.5%	1900	109	94%
2006-07	1772	-19	-1.1%	1900	128	93%
2007-08	1863	91	5.1%	1900	37	98%
2008-09 (fcst)	1900	37	2.0%	1900	0	100%
2009-10 (fcst)	1896	-4	-0.2%	1900	4	100%
2010-11 (fcst)	1915	19	1.0%	1900	-15	101%
2011-12 (fcst)	1916	1	0.1%	1900	-16	101%
2012-13 (fcst)	1944	28	1.5%	1900	-44	102%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	202	255
2001	298	162
2002	245	264
2003	257	4
2004	193	0
2005	396	0
2006	364	0
Total	1955	685

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	112	0
2001	104	268
2002	170	0
2003	623	0
2004	333	0
2005	320	0
2006	267	110
2007	37	0
Total	1966	378

Durham Center Enrollment, Capacity, and Housing Development



Year	October Enrollment	Annual Change		Capacity		Percent Occupied
		Number	Percent	Total	Available	
2002-03						
2003-04						
2004-05	32					
2005-06	31	-1	-3.1%			
2006-07	73	42	135.5%			
2007-08	72	-1	-1.4%	100	28	72%
2008-09 (fcst)	72	0	0.0%	100	28	72%
2009-10 (fcst)	72	0	0.0%	100	28	72%
2010-11 (fcst)	72	0	0.0%	100	28	72%
2011-12 (fcst)	72	0	0.0%	100	28	72%
2012-13 (fcst)	72	0	0.0%	100	28	72%

Year Built	New Housing Units Built 2000-06	
	Single	Multiple
2000	#N/A	#N/A
2001	#N/A	#N/A
2002	#N/A	#N/A
2003	#N/A	#N/A
2004	#N/A	#N/A
2005	#N/A	#N/A
2006	#N/A	#N/A
Total	#N/A	#N/A

Year Approved	New Development Approved 2000-07	
	SF Lots	MF Units
2000	#N/A	#N/A
2001	#N/A	#N/A
2002	#N/A	#N/A
2003	#N/A	#N/A
2004	#N/A	#N/A
2005	#N/A	#N/A
2006	#N/A	#N/A
2007	#N/A	#N/A
Total	#N/A	#N/A